



Long Acre East, Bingham  
Nottingham, NG13 8BY





## Long Acre East, Bingham Nottingham, NG13 8BY £425,000

Offered to the market is this spacious, Three Bedroom Detached Bungalow. Located within the popular Market Town of Bingham just a short walk away from amenities and tucked away from the road down a peaceful cul-de-sac. Accommodation comprises: Entrance hall, living room, kitchen diner, utility room, three bedrooms, master having en-suite shower room, bathroom, garage and landscaped gardens. Council Tax Band - E. EPC - C. Freehold. No Upward Chain.

### Entrance

UPVC double glazed door into Entrance Hall

### Entrance Hall

A lovely spacious Entrance Hall with uPVC double glazed window, doors to accommodation, three good sized storage cupboards and large loft hatch.

### Living Room

17'4" max x 13'9" max (5.30 max x 4.20 max)

A light and bright Primary Reception Room with uPVC double glazed box bay window and French doors, television point and feature fireplace.





### Kitchen Diner

16'1" max x 12'9" max (4.92 max x 3.91 max)

Fitted with a good range of base and wall mounted units with work surface over, built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan over, inset sink and drainer, space for under counter appliances, Karndeane flooring, uPVC double glazed windows and opening through to the Utility Room.

### Utility Room

Fitted with base and wall mounted units with work surface over, space and plumbing for appliances, inset sink and drainer, built-in storage cupboard, continuation of the Karndeane flooring, uPVC double glazed window and uPVC door to the Garage.

### Dining Room / Bedroom

16'2" max x 10'4" max (4.94 max x 3.16 max)

UPVC double glazed window

### Master Bedroom

15'10" max x 12'10" max (4.85 max x 3.93 max)

UPVC double glazed box bay window, built-in wardrobes and door to the En-Suite Shower Room

### En-Suite Shower Room

6'6" max x 7'2" max (1.99 max x 2.19 max)

Fitted with a three piece suite comprising: W.C. wash basin and shower cubicle, cushion flooring, stainless steel heated towel rail and uPVC double glazed window.

### Bathroom

6'9" max x 9'3" max (2.06 max x 2.82 max)

Fitted with a three piece suite comprising: W.C. wash basin and panel bath with shower over, cushion flooring, stainless steel heated towel rail and uPVC double glazed window.

### Bedroom Two

13'10" max x 10'4" max (4.24 max x 3.16 max)

UPVC double glazed windows and built-in wardrobes.

### Garage

12'11" max x 19'1" max (3.95 max x 5.84 max )

Electric garage door, uPVC double glazed window and pedestrian door, light and power and housing the gas central heating boiler.

### Outside to the Front

The Front Garden has been beautifully landscaped to provide a shaped lawn with mature planted borders, paved patio area, driveway providing off street parking and pedestrian access to the Rear Garden.

### Rear Garden

The Rear Garden has again been landscaped to provide a pebbled area with inset mature shrubs, patio area ideal for entertaining and alfresco dining and timber shed ideal for storage.



### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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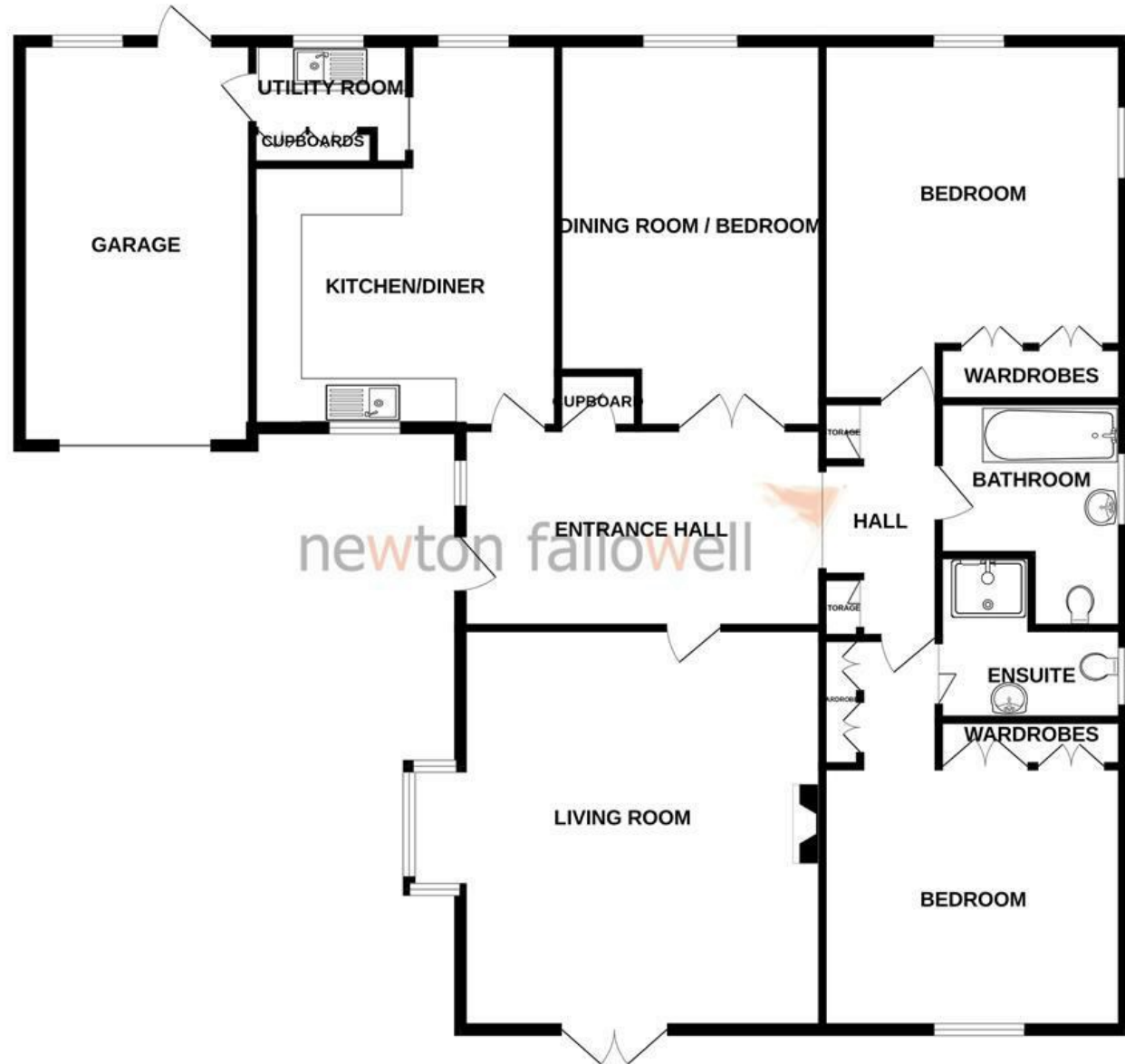






# GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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