



Meadowsweet Hill,  
Bingham, NG13 8TS



## Meadowsweet Hill, Bingham, NG13 8TS Offers In Excess Of £500,000

Offered to the market is this immaculate, four double bedroom family home. Located within the desirable Market Town of Bingham with accommodation comprising: Entrance hall, ground floor w.c. living room, dining room, third reception room with feature curved bay window, contemporary fitted kitchen diner, utility room, four double bedrooms, master having en-suite shower room and all with fitted wardrobes, spacious and modern four piece family bathroom, double garage, landscaped South Westerly facing Rear Garden and front garden and driveway. There are solar panels that are owned and currently generate approximately £2500 PA. Freehold. EPC Rating. TBC. Council Tax Band F.

### Entrance

UPVC double glazed front door into Entrance Hall.

### Entrance Hall

A welcoming reception with uPVC double glazed window, stairs rising to the first floor, Kardean flooring, white panel doors to the ground floor accommodation and French white and glazed interior door to the Living Room.

### Ground Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin and having tiled flooring.



### Living Room

11'10" x 19'3" (3.61 x 5.89)

A light and bright primary reception room with uPVC double glazed bay window to the front elevation, television point, feature electric fire set onto a marble hearth and surround and French white and glazed interior doors to the Dining Room.

### Dining Room

10'10" max x 11'6" max (3.32 max x 3.53 max)

UPVC double glazed French doors leading out to the Rear Garden.

### Third Reception Room

11'6" max x 7'11" max (3.51 max x 2.43 max)

Feature curved uPVC double glazed bay window overlooking the Rear Garden, continuation of the Karndean flooring and television point.

### Kitchen Diner

10'2" max x 14'11" max (3.10 max x 4.56 max)

Fitted with a contemporary range of "Sea Mist" high gloss base and wall mounted units with grey work surface over, inset sink and drainer, space and plumbing for under counter appliances, built-in storage cupboard, wall mounted gas central heating boiler which is still currently under warranty, continuation of the Karndean flooring, uPVC double glazed door to the side elevation and interior door to the Double Garage.

### Utility Room

11'0" max x 5'4" max (3.37 max x 1.64 max)

Fitted with base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for under counter appliances, built-in storage cupboard, wall mounted gas central heating boiler which is still currently under warranty, continuation of the Karndean flooring, uPVC double glazed door to the side elevation and interior door to the Double Garage.

### Double Garage

18'3" max x 16'4" max (5.58 max x 4.99 max)

Two garage doors to the front elevation, light and power.

### Landing

Contemporary wooden and glass balustrade, white panel doors to the bedroom and Bathroom accommodation and good sized storage cupboard housing the hot water cylinder.

### Master Bedroom

14'4" x 11'9" (4.39 x 3.59)

UPVC double glazed window to the front elevation, built-in wardrobes, built-in furniture and white panel door to the En-Suite Shower Room.

### En-Suite Shower Room

10'0" x 5'2" (3.06 x 1.58)

Fitted with a modern three piece suite comprising: W.C., wash basin set into a vanity storage units and walk-in double shower cubicle with chrome rain shower and rinser over. Tiling to all walls and floor, stainless steel vertical heated towel rail and uPVC double glazed window to the front elevation.

### Bedroom Two

13'7" max x 9'6" max (4.16 max x 2.92 max)

UPVC double glazed window to the rear elevation and built-in wardrobes.

### Bedroom Three

11'2" x 11'5" (3.42 x 3.50)

UPVC double glazed window to the rear elevation and built-in wardrobes.

### Bedroom Four

12'5" max x 11'9" max (3.80 max x 3.59 max)

UPVC double glazed window to the front elevation, built-in cupboard and built-in wardrobes.

### Family Bathroom

9'8" max x 9'2" max (2.95 max x 2.80 max )

A generously proportioned family bathroom being fitted with a modern four piece suite comprising: W.C., wash basin set into a vanity storage units, panel bath and corner shower cubicle with chrome rain shower and rinser over, uPVC double glazed window to the rear elevation, tiling to all walls and floor and stainless steel vertical heated towel rail.

### Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining with step leading up to the lawned garden with feature inset shaped planted rockery with inset pond and pedestrian access down the side accessing the front. The garden benefits from being South Westerly facing.

### Outside to the Front

The Front Garden is laid to lawn with flourishing planted borders and driveway providing off street parking.



### Agents Note

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

This property benefits from solar panels that are owned and currently generate an annual income of approximately £2500

There is broadband in the area and mobile phone signal.

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

### Money Laundering Regulations

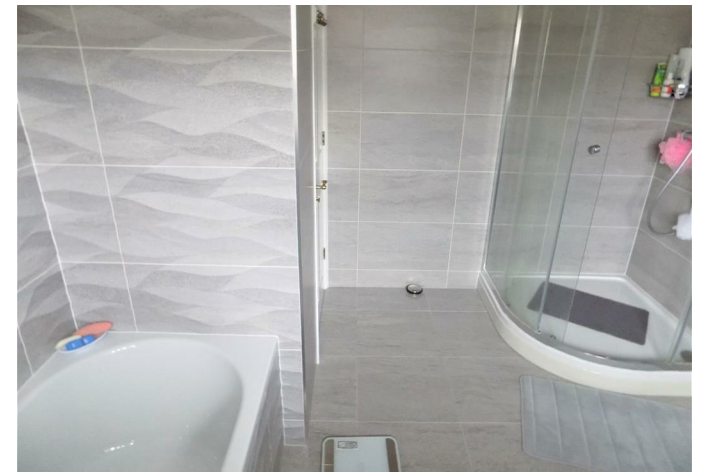
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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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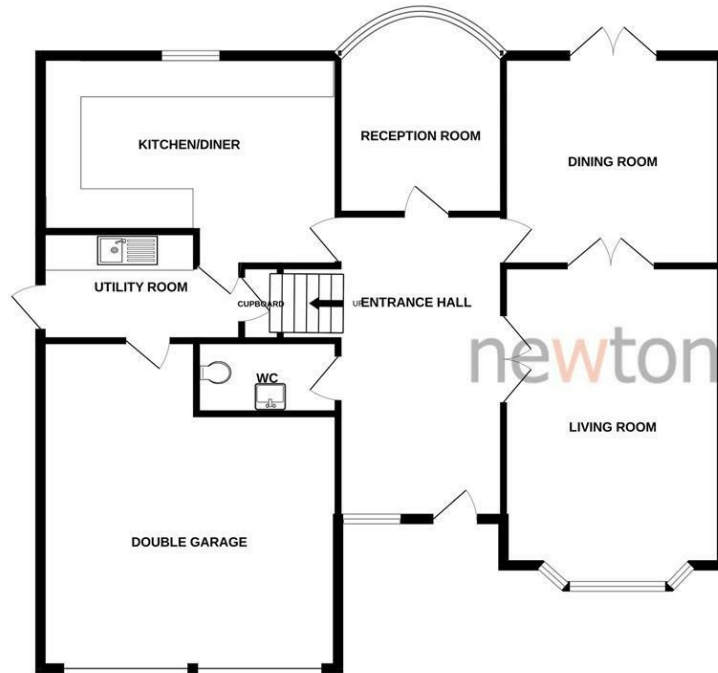




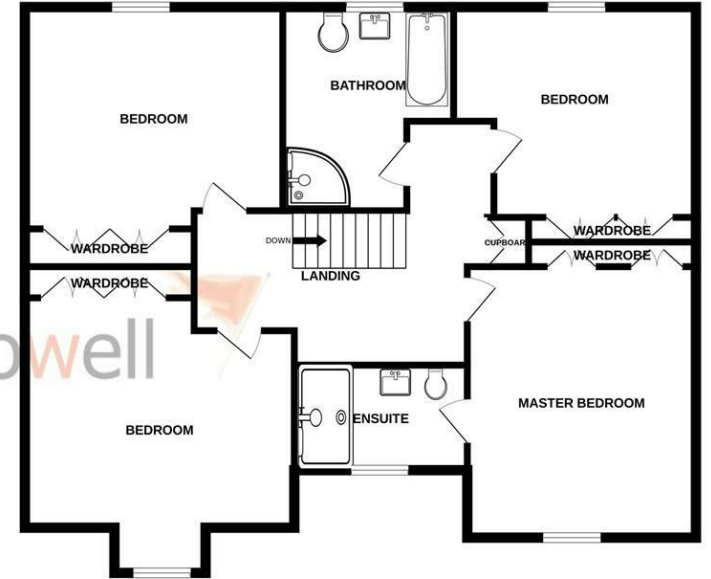


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive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

GROUND FLOOR



1ST FLOOR



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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