



Dunsmore Avenue,  
Bingham, NG13 7AB



**Dunsmore Avenue,  
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£594,995**

Offered to the market is this spacious, detached, five bedroom family home. Situated on the popular Romans Quarter Development within the desirable Market Town of Bingham still within its original builders warrantee and having accommodation comprising: Entrance hall, W.C., living room, kitchen diner, utility room and home office to the ground floor, four bedrooms, one with en-suite and family bathroom to the first floor and master suite to the second floor consisting of: Master Bedroom, en-suite, dressing room and large landing area. There is a double garage with driveway providing off street parking and rear Garden. Council Tax Band - G. EPC Rating - B. Freehold.

**Entrance Hall**

Accessed via a double glazed door with Amtico flooring, radiator, understairs storage alcove, staircase rising to the first floor and doors to ground floor accommodation.

**W.C.**

Fitted with a two piece suite: Low level w.c, corner pedestal hand wash basin, Amtico flooring, radiator, recessed lighting, tiled splashbacks and extractor.



### Living Room

21'3" x 11'5" (6.5 x 3.5)

Double glazed bay window to the front, double glazed French doors and windows to the rear leading onto the patio, two radiators, T.V point and fitted shutters to the front window.

### Office

13'5" x 9'2" (4.1 x 2.8)

Dual aspect double glazed windows to the front and side, radiator and fitted shutters to the front window.

### Kitchen Diner

20'11" x 13'9" (6.4 x 4.2)

Double glazed bay window to the side, double glazed window to the rear and double glazed French doors to the side leading onto the patio. Amtico flooring and two radiators. A combination of soft close gloss wall and base fitted units with square edge work surfaces and under unit lighting, Integrated AEG 6 ring gas hob and double electric fan assisted ovens, extractor hood, Electrolux fridge freezer and dishwasher, inset stainless steel sink and drainer with mixer tap over, recessed lighting and door to utility.

### Utility Room

6'10" x 6'2" (2.1 x 1.9)

A combination of wall and base gloss soft close units with square edged work surfaces, Amtico flooring, inset stainless steel sink and drainer with mixer tap over, wall mounted boiler in cupboard, extractor, integrated washer / dryer and door to garden.

### First Floor Landing

Double glazed window to the front, door to airing cupboard housing cylinder, double doors to double shelved storage cupboard, radiator, staircase rising to the top floor and doors to first floor accommodation.

### Bedroom Two

17'8" x 15'5" (5.4 x 4.7)

With an initial dressing room having a built in triple wardrobe and a twin set of double wardrobes and open to bedroom with Dual aspect double glazed windows, two radiators and door to en-suite.

### En-Suite

Double glazed obscured window, low level w.c, pedestal hand wash basin, panelled bath, shower in double enclosure, towell rail, extractor and tiled splashbacks.

### Bedroom Three

15'8" x 9'6" (4.8 x 2.9)

Double glazed window to the front aspect and radiator.

### Bedroom Four

12'1" x 8'10" (3.7 x 2.7)

Double glazed window to the rear aspect and radiator.

### Bedroom Five

12'1" x 9'2" (3.7 x 2.8)

Dual aspect double glazed windows to the front and side and radiator.

### Family Bathroom

Double glazed obscured window, panelled bath, shower in single enclosure, low level w.c, vanity hand wash basin with storage drawer, towell rail, laminate flooring, extractor and tiled splashbacks.

### Second Floor Landing

Velux and double glazed windows, radiator and doors to two storage cupboards.

### Master Bedroom

21'3" x 13'9" (6.5 x 4.2)

Triple set of Velux windows, three radiators, access to roof void and door to En-Suite.

### Dressing Room

21'3" x 6'2" (6.5 x 1.9)

Twin Velux windows, radiator, built in triple set of double wardrobes and separate storage cupboard.



### En-Suite

Velux window, shower in double enclosure, low level w.c, pedestal hand wash basin, towell rail, extractor and tiled splashbacks.

### Double Garage

Garage doors to the front, light and power.

### Outside

To the side a double driveway for parking, electric car charger point leading to gated entry to rear garden and a double garage. To the rear a good sized garden with patio, lawn, tap, wall and fenced boundaries and graveled storage area.

### Agents Note

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

This property benefits from still being within the builders warrantee.

There is broadband in the area and mobile phone signal.

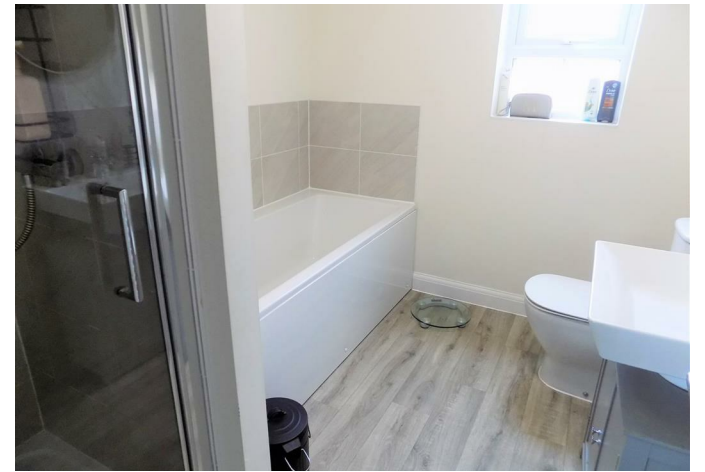
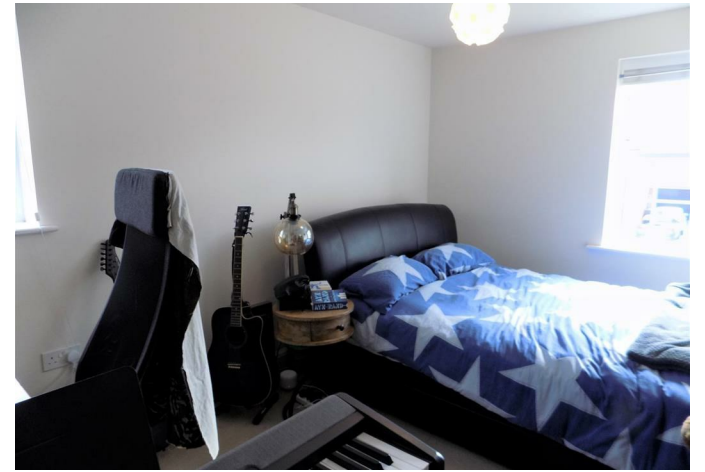
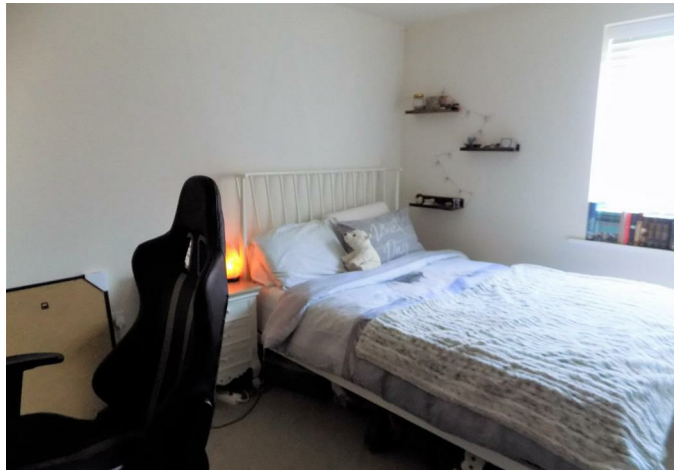
very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### 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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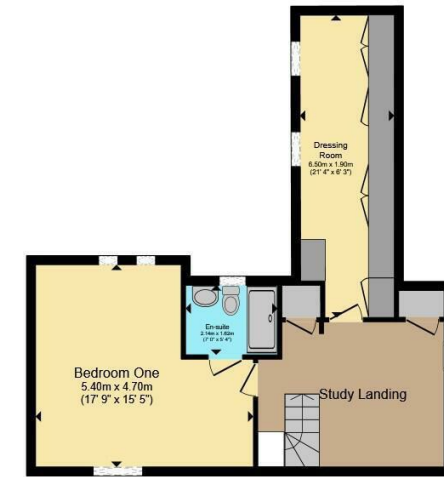
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 207.8 sq.m. (2,237 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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