



Banks Crescent,
Bingham, NG13 8BP



**Banks Crescent,
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£460,000**

Offered to the market is this immaculately presented and versatile, detached home. Located on a sought after road within the popular Market Town of Bingham with accommodation comprising: Entrance hall with modern spiral staircase, two ground floor bedrooms / reception rooms, luxurious four piece bathroom, utility room, contemporary open plan kitchen / living / dining room to the ground floor and two bedrooms and shower room to the first floor. There is landscaped gardens and driveway providing off street parking. Council Tax Band - D. EPC Rating -D. Freehold. No Upward Chain.

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A lovely light and bright welcoming reception with contemporary spiral staircase leading to the first floor and Oak doors to accommodation.



Ground Floor Bedroom / Reception Room 10'1" x 12'3" (3.08 x 3.75)

A light and bright room with uPVC double glazed windows to the front and side elevations with privacy film and television point.

Ground Floor Bedroom / Reception Room 9'11" x 7'11" (3.04 x 2.42)

UPVC double glazed window to the rear elevation.

Family Bathroom

11'1" x 5'11" (3.38 x 1.82)

Fitted with a contemporary four piece suite comprising: W.C., wash basin, corner shower cubicle and modern freestanding bath, modern radiator tiling to walls and flooring and uPVC double glazed window to the front and side elevations.

Utility Room

6'11" x 9'8" (2.13 x 2.97)

Fitted with base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for appliances, space for full sized fridge freezer, wall mounted gas central heating boiler, Porcelain flooring and uPVC double glazed window and door to the side elevation.

Open Plan Living Kitchen Diner

22'2" max x 26'1" max (6.77 max x 7.97 max)

A spacious and contemporary living space ideal for entertaining.

Living Area

UPVC double glazed window to the rear elevation, feature gas fireplace set onto a Marble hearth and television point,

Dining Area

UPVC double glazed window to the side elevation and Porcelain flooring with under floor heating.

Kitchen Area

Fitted with a good range of high gloss base units with solid Quartz work surface over, feature central island with built-in under counter fridge and pop up electric point. There is a gas hob with extractor fan over, inset composite sink and drainer with waste disposal, built-in electric fan assisted oven and grill, built-in dishwasher, built-in microwavable over, feature double glazed stained glass window, Porcelain flooring with under floor heating and uPVC double glazed full opening French doors and full window panels to the Rear Garden.

Landing

UPVC double glazed window to the front and doors to the first floor accommodation.

Bedroom

10'4" max x 13'3" max (3.16 max x 4.04 max)

UPVC double glazed window to the front elevation, Skylight window and built-in storage to eaves.

Bedroom

8'11" max x 12'5" max (2.74 max x 3.81 max)

Skylight windows and built-in storage to eaves.

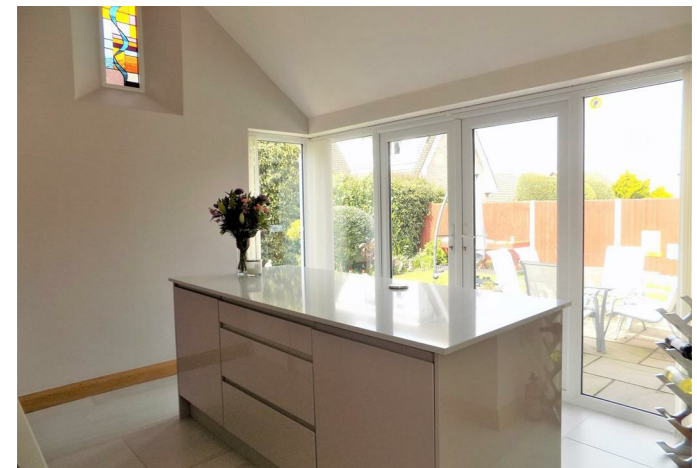
Shower Room

5'4" max x 6'9" max (1.64 max x 2.07 max)

Fitted with a contemporary three piece white suite comprising: W.C., wash basin set into a vanity storage unit and shower cubicle, Skylight window and heated towel rail

Outside to the Front

There is a landscaped front garden laid to lawn and a driveway providing off street parking.



Rear Garden

Immediately to the rear of the kitchen area is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with planted flourishing borders, and further paved area to the side elevation with gravel and planted borders and pedestrian access to the front.

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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.







| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC |



Ground Floor
79 Sq.M/1 850.35 Sq.FT
Approx.

First Floor
35 Sq.M/ 376.74 Sq.FT
Approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on the plan.

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