



Nottingham Road, Bingham

Nottingham, NG13 8AX

£420,000



Offered to the market is this individual, character property in need of modernisation. This historical and unique detached home is situated on approximately 1/3 of an acre grounds with ample opportunity to extend and adapt STP. Current accommodation comprises: Entrance hall, generous living room, dining room, kitchen diner, rear hall, utility room, ground floor w.c., three bedrooms, family bathroom, double garage and workshop, private gardens and off street parking. No Upward Chain. EPC Rating E. Council Tax Band - E. Freehold.

Entrance Hall

Double glazed door with double glazed window to the side elevation, under stairs alcove, staircase rising to the first floor and doors leading to ground floor accommodation.

Living Room

22'11" x 11'9" (7.00 x 3.6)

A spacious primary reception room with double glazed bow window to the front elevation and double glazed windows to the side elevations, television point, wooden flooring and gas Living Flame effect fireplace with wooden surround and tiled hearth.

Dining Room

12'1" x 12'1" (3.70 x 3.70)

Double glazed bow window to the front elevation and feature open fireplace with tiled insert and hearth.

Kitchen Diner

17'8" x 9'2" (5.40 x 2.80)

Another light filled room with double glazed windows to the rear and side elevations, wall mounted gas central heating boiler and being fitted with a good range of base and wall mounted units with roll edge work surface over, inset sink and drainer unit with mixer tap over, integrated gas hob, double electric oven and extractor hood, space and plumbing for dishwasher, exposed brick alcove with beamed feature over and access to the Rear Hall.

Rear Hall

Door and window to the rear elevation and door to the Ground Floor W.C.

Ground Floor W.C.

Fitted with a W.C. and door to the Utility Room.

Utility Room

9'10" x 5'10" (3 x 1.80)

Double glazed window to the rear elevation, inset stainless steel inset sink and drainer and space for washing machine and further appliances.

Landing

Doors to the Bedroom and Bathroom accommodation.

Bedroom One

12'1" x 11'9" (3.70 x 3.60)

Double glazed window to the front elevation, built in double wardrobes with overhead storage and decorative cast iron traditional fireplace.

Bedroom Two

12'1" x 11'9" (3.70 x 3.60)

Double glazed window to the front elevation, wooden flooring and decorative cast iron traditional fireplace.

Bedroom Three

11'9" max x 8'10" max (3.60 max x 2.70 max)

Double glazed window to the rear elevation.

Family Bathroom

9'2" x 5'6" (2.80 x 1.70)

Fitted with a three piece suite comprising: Panel bath with shower over, pedestal hand wash basin and low level W.C. Chrome heated towel rail, tiled flooring and double glazed obscured window to the rear elevation.

Double Garage and Workshop

A double garage with electric roller door to the front, power and light. To the rear separate entry to a brick built workshop / storage with double glazed window and door through to garage.

Gardens

Sitting on approximately 1/3 of an Acre which is mainly laid to lawn with well established shrubs, there is a raised covered terrace for entertaining and alfresco dining and a sweeping driveway providing off street parking for several vehicles.

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

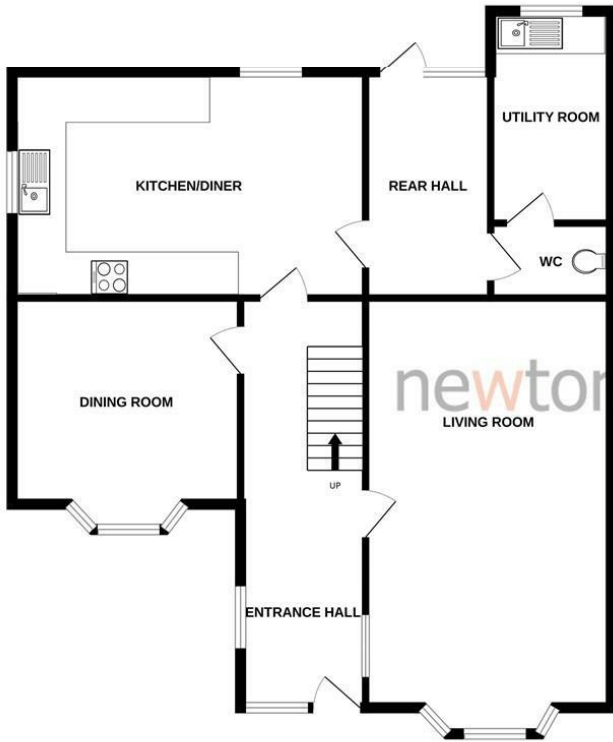
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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.

Agents Note

This property is Gas centrally heated, has mains drains, water and electric and broadband.

GROUND FLOOR



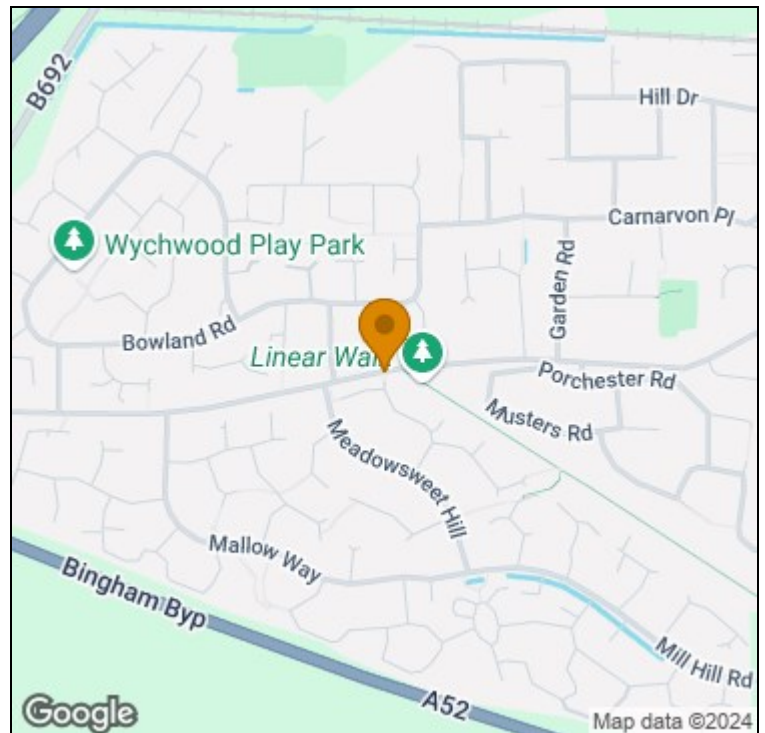
1ST FLOOR



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

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



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