



Queens Court,  
Bingham, NG13 8FY





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£235,000**

Offered to the market is this immaculate, Three Bedroom, Terrace Home located within the popular Market Town of Bingham. Accommodation comprises: Entrance Hall, double aspect Living Room, Kitchen Diner, Utility Room, Three double Bedrooms, Family Bathroom, seperate W.C., South Facing Rear Garden and Front Garden. EPC Rating - C. Freehold. Council Tax Band - B. No Upward Chain.

**Entrance**

UPVC double glazed front door into Entrance Hall.

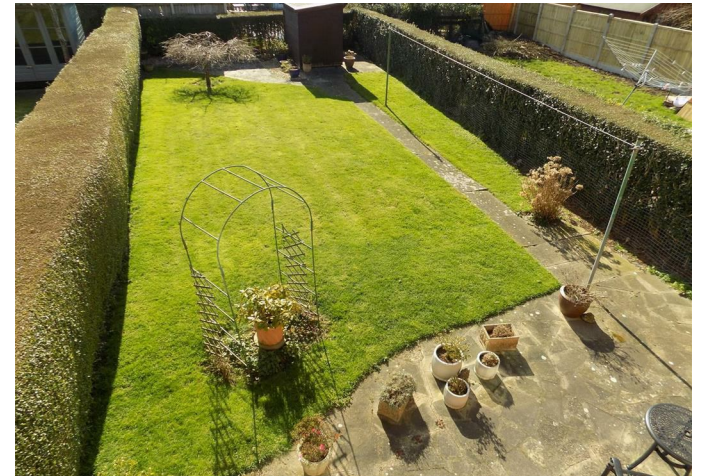
**Entrance Hall**

Stairs rising to the first floor and white wooden door to the Living Room.

**Living Room**

**12'2" x 17'11" (3.72 x 5.48)**

A lovely light and bright primary reception room, being double aspect with uPVC double glazed bay window to the front elevation and uPVC double glazed window to the rear elevation, television point, feature fireplace and white wooden door to the Kitchen Diner.





### Kitchen Diner

**13'9" x 9'10" (4.20 x 3.02)**

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for under counter fridge freezer, space for cooker, wall mounted gas central heating boiler, contemporary wood effect flooring, white wooden door to the Utility Room and uPVC double glazed window and door to the Rear Garden.

### Utility Room

**8'1" x 7'8" (2.48 x 2.34)**

UPVC double glazed door and window to the front elevation, built-in storage cupboard and space for appliances.

### Landing

White wooden doors to the Bedroom and Bathroom accommodation, white wooden door to the airing cupboard, uPVC double glazed window to the rear elevation and loft hatch.

### Bedroom One

**11'9" max x 11'7" to wardrobe (3.59 max x 3.55 to wardrobe)**

UPVC double glazed window to the front elevation and built-in wardrobe.

### Bedroom Two

**12'2" max x 12'0" max (3.73 max x 3.67 max)**

UPVC double glazed window to the front elevation.

### Bedroom Three

**7'8" x 9'2" (2.34 x 2.80)**

UPVC double glazed window to the rear elevation.

### Bathroom

**6'7" max x 6'5" max (2.02 max x 1.98 max)**

Fitted with a two piece white suite comprising: Pedestal wash basin and bath with shower attachment, uPVC double glazed window to the rear elevation and contemporary wood effect flooring.

### Seperate W.C.

W.C. and uPVC double glazed window to the rear elevation.

### Rear Garden

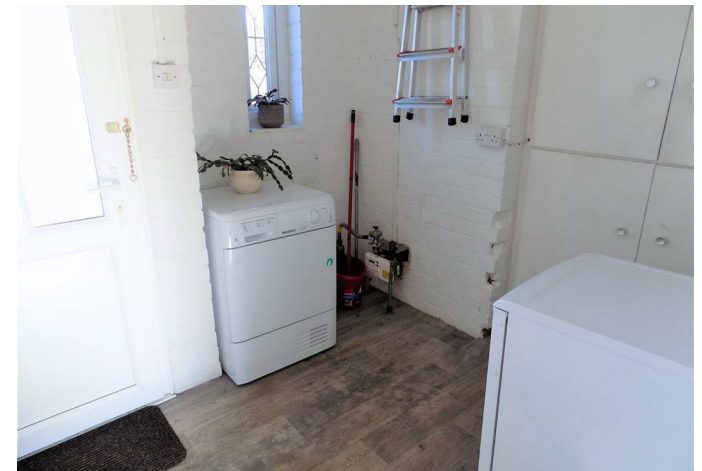
A beautifully landscaped South Facing Rear Garden with patio area ideal for entertaining and alfresco dining leading onto a shaped lawn and there is a timber shed ideal for storage.

### Outside to the Front

The front garden has been hard landscaped and laid to gravel with inset shrubs.

### 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.





### 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#>

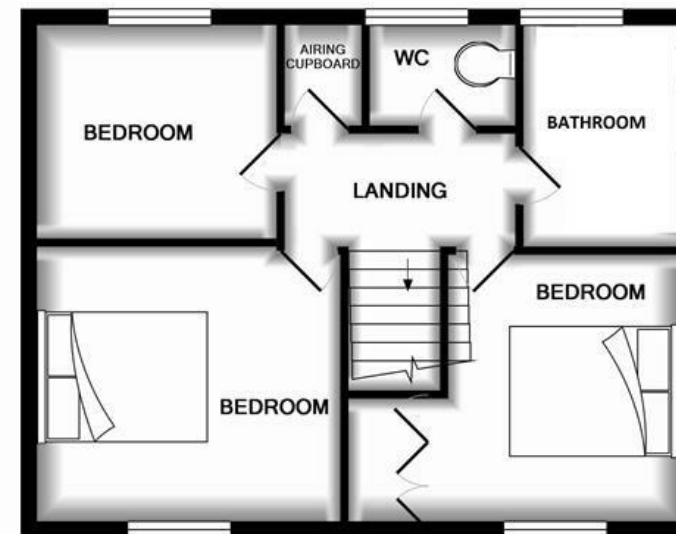
### Note

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.

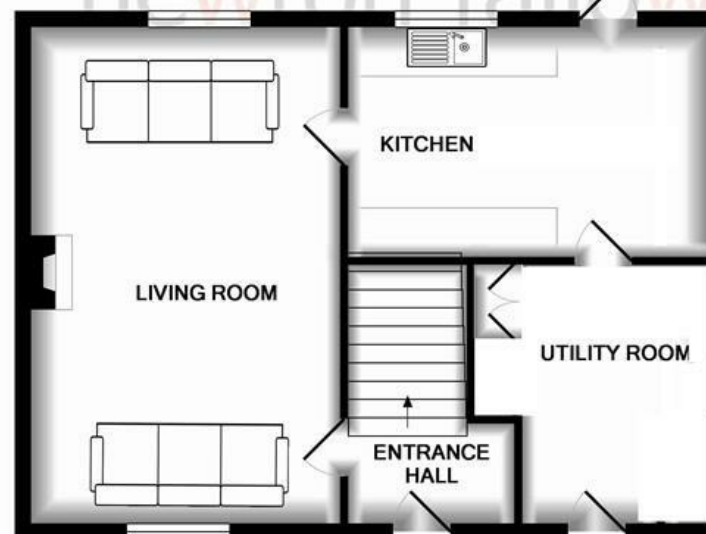
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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