



**Calder Gardens, Bingham**  
Nottingham, Nottinghamshire, NG13 8YY



# Calder Gardens, Bingham Nottingham, Nottinghamshire, NG13 8YY £250,000

Offered to the market is this three bedroom home located within the popular market town of Bingham, with good road links, amenities and desirable school catchments. Accommodation comprises: Entrance hall, ground floor W.C., fitted modern kitchen, spacious main reception room with large patio doors leading out to the rear garden, three bedrooms, master having en-suite shower room, family bathroom and off street parking. No Upward chain. EPC Rating - C. Freehold. Council Tax Band - C.

## Entrance

Part glazed composite door into Entrance Hall.

## Entrance Hall

Doors to the ground floor accommodation and utility cupboard with space and plumbing for washing machine and tumble dryer, single panel radiator and ceramic tiled flooring.

## W.C.

Fitted with a two piece suite comprising: W.C. and wall mounted wash basin, continuation of the ceramic tiled flooring, single panel radiator and uPVC double glazed obscure glass window to the front elevation.

## Breakfast Kitchen

10'2" x 8'0" (3.12 x 2.44)

A contemporary fitted kitchen having a good range of base and wall mounted units with natural wood effect roll top work surface over, breakfast bar, inset stainless steel sink and drainer with mixer tap, built-in Smeg electric fan assisted oven and grill, built-in Smeg microwave, four ring Smeg gas hob with extractor fan over, built-in dishwasher, built-in fridge freezer, cupboard housing the gas central heating boiler, single panel radiator, uPVC double glazed window to the front elevation and ceramic tiled flooring.



### Main Reception Room

**14'11" x 13'5" (4.57 x 4.11)**

A lovely light and bright Reception Room with large uPVC double glazed patio doors leading out to the Rear Garden with uPVC double glazed side panels, single panel radiator, television point, telephone point, wood effect flooring, feature fireplace and stairs rising to the first floor.

### Landing

Wood effect flooring, doors accessing the first floor accommodation, loft access to a fully supported loft with heating, lighting and laminate flooring and airing cupboard housing the hot water system.

### Master Bedroom

**10'7" x 8'3" (3.25 x 2.54)**

UPVC double glazed window to the rear elevation, continuation of the wood effect flooring, built-in wardrobes, single panel radiator and door to the En-Suite Shower Room.

### En-Suite Shower Room

Fitted with a three piece suite comprising: W.C., pedestal wash basin and fully tiled shower cubicle with chrome shower over, ceramic tiled flooring, sharer point, extractor fan and wall mounted heated towel rail.

### Bedroom Two

**9'6" x 8'0" (2.90 x 2.44)**

UPVC double glazed window to the front elevation and single panel radiator.

### Bedroom Three

**9'1" x 6'5" (max) (2.78 x 1.98 (max))**

UPVC double glazed window to the rear elevation and single panel radiator.

### Family Bathroom

Fitted with a three piece suite comprising: W.C., wall mounted wash basin and panel bath with chrome shower and glass shower screen, ceramic tiled flooring, wall mounted towel rail, tiling to wet areas and uPVC double glazed obscure glass window to the front elevation.

### Rear Garden

Immediately to the rear of the property is a flagstone patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with planted borders. there is a timber shed ideal for storage and a timber pedestrian gate leading out to the parking.

### Parking

To the left hand side of the properties there is a driveway leading to a communal car park where there is an allocated parking space to the left of the garages.

### 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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### 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, with the boiler being in the loft, 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#>

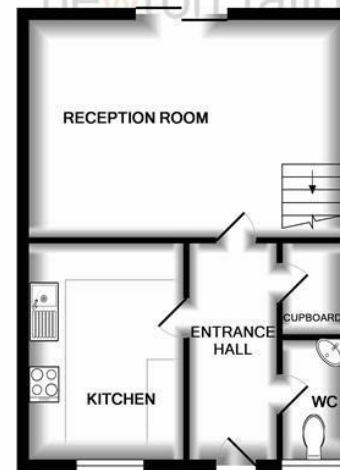




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



1ST FLOOR



GROUND FLOOR

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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