



Stainmore Grove,
Bingham, NG13 8SF

 **NEWTON**
FALLOWELL

Stainmore Grove, Bingham, NG13 8SF Chain Free £284,000

Offered to the market is this immaculate, Three Bedroom, Detached Family Home. Located down a quiet cul-de-sac within the popular market town of Bingham with accommodation comprising: Entrance Porch, Living Room, open plan Dining Kitchen, Utility Room, Conservatory, Three Bedrooms, Family Bathroom, Garage, landscaped Gardens and driveway providing off street parking. EPC Rating - D. Council Tax Band - C. Freehold.

Entrance

UPVC double glazed front door into Entrance Porch.

Entrance Porch

UPVC double glazed picture window to the side elevation and wooden and glazed door into Living Room.

Living Room

12'9" x 16'9" (3.90 x 5.13)

A light and bright Primary Reception Room with uPVC double glazed bay window to the front elevation, television point, stairs rising to the first floor and open through to the Open Plan Kitchen Diner.



Kitchen Diner

9'7" x 16'9" (2.94 x 5.11)

Fitted with a good range of base and wall mounted units with work surface over, inset sink with mixer tap, space for oven, cupboard housing the gas central heating boiler, wood effect flooring, solid wooden door to Walk-in Pantry, wooden and glazed door to the Utility Room, uPVC double glazed window over looking the Rear Garden and uPVC double glazed French doors to the Conservatory.

Conservatory

10'3" max x 7'2" max (3.13 max x 2.19 max)

UPVC double glazed construction with French doors leading out to the Rear Garden and tiled flooring.

Utility Room

8'8" x 8'1" (2.65 x 2.48)

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for washing machine, space for further appliances, ceramic sink, wood effect flooring, door to the Garage and uPVC double glazed door and window to the Rear Garden.

Garage

16'2" x 8'6" (4.95 x 2.60)

Garage door to the front elevation and light and power.

Landing

UPVC double glazed window to the side elevation and wooden doors to the Bedroom and Bathroom accommodation and storage cupboard.

Bedroom One

9'8" x 11'5" (2.95 x 3.48)

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

Bedroom Two

10'8" max x 11'8" max (3.26 max x 3.57 max)

UPVC double glazed window to the rear elevation.

Bedroom Three

8'3" max x 6'10" max (2.52 max x 2.09 max)

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

Bathroom

5'8" x 6'9" (1.74 x 2.06)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with chrome shower over, uPVC double glazed window to the rear elevation, heated towel rail and tile effect flooring.

Rear Garden

The Rear Garden has been landscaped laid mainly to lawn with planted borders, timber shed ideal for storage and patio are ideal for entertaining and alfresco dining.

Outside to the Front

The Front Garden has been laid to artificial grass with planted border and there is a driveway providing off street parking.

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.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
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