



Campion Way,
Bingham, NG13 8TR



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£450,000**

Offered to the market is this Detached Four Bedroom, Two Bathroom Detached family home. Located within the desirable market town of Bingham with accommodation comprising: Entrance Hall, Ground Floor W.C., Kitchen Diner, Dining Room, Living Room, Utility Room, Family Room / Office, Four Bedrooms with the Master having an En-Suite, Family Bathroom, Garage with driveway providing off street parking and landscaped West facing Rear Garden. EPC – D. Council Tax Band – E. Freehold.

Entrance

Solid wooden double doors into Entrance Hall.

Entrance Hall

A welcoming entrance with stairs rising to the first floor, tiled flooring and door to the ground floor accommodation.

Ground Floor W.C.

Fitted with a two piece modern suite comprising: W.C. and washbasin set into a vanity storage unit and continuation of the tiled flooring.



Family Room / Office

7'8" x 11'4" (2.36 x 3.47)

UPVC double glazed window to the front elevation.

Kitchen Diner

14'7" max x 14'7" max (4.45 max x 4.46 max)

Fitted with a good range of solid wooden base and wall mounted units with solid wooden work surface over. Having inset ceramic sink and drainer, space and plumbing for dishwasher, space for American size fridge freezer space for a further under counter appliance built in electric fan assisted double oven and grill, four ring gas hob with extractor fan over, tiled floor, UPVC double glazed window to the rear elevation and wooden doors to dining room and utility

Utility

8'4" x 8'10" (2.56 x 2.71)

fitted with good range of solid wood base units with solid wood work surface over, having inset stainless steel sink and drainer, space and plumbing for washing machine, space for further appliance. UPVC double glazed door and window to the rear garden, continuation of the tiled flooring

Dining Room

10'5" x 10'7" (3.19 x 3.23)

Having UPVC double glazed full opening french doors leading out to the rear garden and internal glazed french doors to the living room

Living Room

16'6" x 10'7" (5.05 x 3.24)

UPVC double glazed window to the front elevation, internal french glazed doors to the hallway, feature fireplace, television point

First Floor Landing

doors to the first floor accommodation, loft hatch, good size storage cupboard and airing cupboard housing the gas central heating boiler

Family Bathroom

6'11" x 7'0" (2.12 x 2.14)

fitted with three piece white contemporary suite comprising W.C. pedestal wash basin, spa bath with chrome rain shower and mixer tap over. UPVC double glazed window to the rear. Tiled flooring to wet areas stainless steel heated towel radiator

Master Bedroom

16'8" max x 10'7" (5.09 max x 3.25)

UPVC double glazed window to the front, built in wardrobes and fitted furniture, television point and door to ensuite shower

Ensuite Shower

fitted with three piece suite comprising W.C. wash hand basin set into vanity storage unit and fully tiled shower cubicle with chrome rain shower and rinser over. UPVC double glazed window to the to the front elevation, tiled floor and tiling to wet areas

Bedroom Two

10'0" x 8'7" max (3.05 x 2.64 max)

UPVC double glazed window to the rear

Bedroom Three

11'8" x 7'10" (3.56 x 2.40)

UPVC double glazed window to the front

Bedroom Four

6'10" x 9'4" (2.09 x 2.85)

UPVC double glazed window to the rear

Garage

Single garage with garage door to the front, light and power and consumer unit inside (installed approx. 2024)



Outside

Outside to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining, beautifully landscaped to providing mature planted borders and beds, further seating areas and pedestrian access to the front.

Outside to the Front

There is a lawned garden and driveway providing off street parking.

Agents Note

This property has mains gas central heating (The boiler is still under guarantee) This property has 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.

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