



Cowdell Grove,  
Bingham, NG13 7AG

 **NEWTON  
FALLOWELL**



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Bingham, NG13 7AG  
£599,950**

Offered to the market is this spacious, Five / Six Bedroom Detached Home. Located on the popular Romans Quarter in the desirable market town of Bingham. Built in 2021 and still having the benefit of being within the 10 year builders guarantee with accommodation comprising: Entrance Hall, Living Room, generous Living / Dining Kitchen, further Reception Room, Utility Room, Ground Floor W.C., Five / Six Bedrooms over the first and second floors with two having en-suites and a separate Family Bathroom, Double Garage and landscaped Gardens. Council Tax Band - G. EPC Rating - B. Freehold

**Entrance**

Double glazed front door into Entrance Hall.

**Entrance Hall**

A spacious and welcoming reception with contemporary wood effect Karndean flooring, white doors to the ground floor accommodation and stairs rising to the first floor.





### Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, continuation on the contemporary wood effect Karndean flooring and door to good sized storage cupboard.

### Living Room

11'10" max x 24'2" max (3.62 max x 7.38 max)

A light and bright primary reception room with uPVC double glazed bay window to the front elevation and full opening French doors with side panel to the Rear Garden, continuation of the contemporary wood effect Karndean flooring, television point and feature wall mounted fireplace.

### Reception Room Two

9'1" x 13'6" (2.79 x 4.13)

Another light and bright reception room with uPVC double glazed windows to the front and side elevations and having continuation of the contemporary wood effect Karndean flooring.

### Open Plan Living Kitchen

20'11" max x 18'11" max (6.38 max x 5.78 max)

A generously proportioned Living Kitchen being fitted with a good range of Shaker style base and wall mounted units with solid Granite work tops and built in appliance to include: dishwasher, inset sink with mixer tap, AEG touch electric hob with extractor fan over, AEG double oven and grill and wine fridge. There is space for an American style fridge freezer, continuation of the contemporary wood effect Karndean flooring, door to the Utility Room and uPVC double glazed bay window to the side elevation, uPVC double glazed window to the rear elevation and full opening French doors with side panels to the Rear Garden.

### Utility Room

6'2" x 7'0" (1.89 x 2.14)

Continuation of the Shaker style base and wall mounted units with solid Granite work tops, inset stainless steel sink and drainer, cupboard housing the gas central heating boiler, built-in washer dryer, continuation of the contemporary wood effect Karndean flooring and uPVC double glazed door to the Rear Garden.

### First Floor Landing

Doors to the first floor accommodation, airing cupboard and lining cupboard, uPVC double glazed window to the front elevation and stairs rising to the second floor.

### Master Bedroom Suite

20'9" max x 14'0" max (6.33 max x 4.29 max)

UPVC double glazed windows to two elevations, built-in wardrobes and door to the En-Suite.

### En-Suite

8'2" x 7'4" (2.51 x 2.24)

Fitted with a four piece suite comprising: W.C., wash basin, double shower cubicle with chrome shower over and panel bath with central mixer tap, heated towel rail and uPVC double glazed window to the side elevation.

### Family Bathroom

8'9" x 6'10" (2.68 x 2.09)

Fitted with a four piece suite comprising: W.C., wash basin, shower cubicle with chrome shower over and panel bath with central mixer tap, heated towel rail and uPVC double glazed window to the rear elevation.

### Bedroom Three

9'3" x 14'11" (2.83 x 4.57)

UPVC double glazed windows to the front and side elevations and built-in wardrobe.

### Bedroom Five

9'3" x 12'2" (2.82 x 3.73)

UPVC double glazed window to the rear elevation.

### Bedroom Four

9'1" x 12'4" (2.78 x 3.77)

UPVC double glazed window to the front elevation.



### Second Floor Landing

A spacious landing ideal for a snug area or office space with uPVC double glazed Skylight window and uPVC double glazed window to the side elevation and doors to Bedrooms Two and Six / Den and two storage cupboards.

### Bedroom Two

17'10" x 15'4" (5.44 x 4.69)

UPVC double glazed Skylight and feature full height Skylights, built-in wardrobe and storage and door to the En-Suite.

### En-Suite

Fitted with a three piece suite comprising: W.C., wash basin and shower cubicle with chrome shower over, heated towel rail and uPVC double glazed Skylight.

### Bedroom Six / Den

21'9" x 8'5" (6.64 x 2.59)

Two uPVC double glazed Skylights and built-in cupboard.

### Double Garage

Two garage doors to the front elevation, light and power.

### Outside

The Rear Garden is beautifully landscaped to provide a good sized patio area ideal for entertaining and alfresco dining, shaped lawn with mature planted borders, further patio area to the rear of the Garage where there is a timber shed ideal for storage and a timber gate accessing the driveway and Garage where there is off street parking for several vehicles.

### Agents Note

This property was built in 2021 and had a 10 year builders guarantee

There is a charge of approximately £112 per year to Encore for the maintenance of the green spaces.

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#>







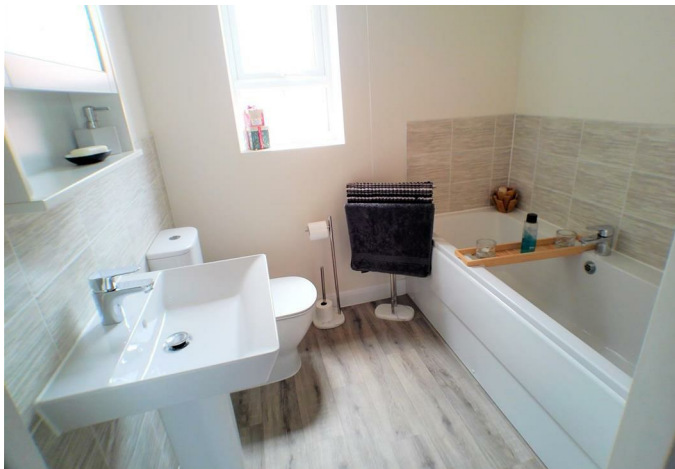
### Money Laundering Regulations

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.

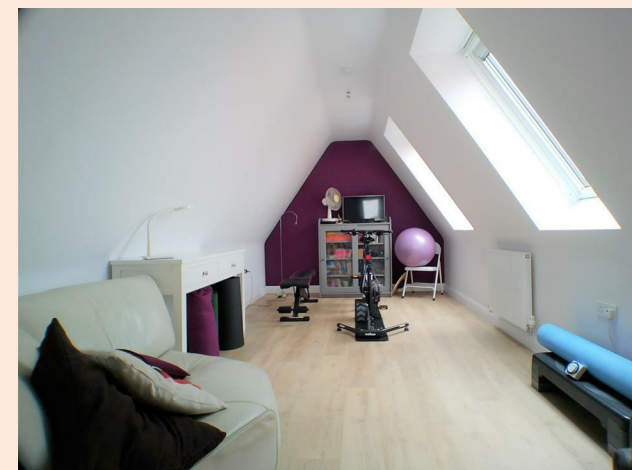
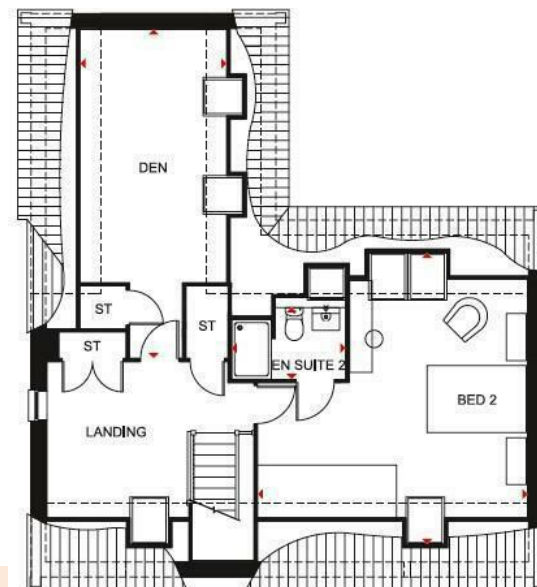








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		87	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01949839839  
e: bingham@newtonfallowell.co.uk  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



