



**Chapel Lane, Bingham Nottingham NG13 7BS**

welcome to

## Chapel Lane, Bingham Nottingham

WILLIAM H BROWN are pleased to offer this fabulous NEW HOME, located in the ever-popular market town of Bingham. Close to local amenities as well as schools, bus and train stations, this development is finished to an excellent standard throughout, by 5 star developers David Wilson Homes! CALL US!



## Room Measurements

### Ground Floor

Dining - 3563mm x 2851mm (11'8" x 9'4")

Kitchen / Family / Breakfast - 6540mm x 5725mm  
(21'5" x 18'9")

Lounge - 5171mm x 3675mm (16'11" x 12'0")

Study Downstairs - 3675mm x 2180mm (12'0" x 7'1")

Utility - 2250mm x 1591mm (7'4" x 5'2")

WC - 1475mm x 1210mm (4'10" x 3'11")

### First Floor:

Bathroom - 3014mm x 2182mm (9'10" x 7'1")

Bedroom 1 - 5169mm x 3624mm (16'11" x 11'10")

Bedroom 2 - 3722mm x 3223mm (12'2" x 10'6")

Bedroom 3 - 3368mm x 2940mm (11'0" x 9'7")

Bedroom 4 - 3623mm x 3288mm (11'10" x 10'9")

Dressing - 3155mm x 2265mm (10'4" x 7'5")

Ensuite 1 - 2615mm x 2182mm (8'6" x 7'1")

Ensuite 2 - 2710mm x 1178mm (8'10" x 3'10")

## Agents Note

Images, dimensions and floor plans provided are for guidance only. Images shown are taken from previous developments and different properties and may include optional upgrades at additional costs.

There will be a site maintenance charge to cover the costs of maintenance in the outside communal areas. Further information will be supplied in due course.



**view this property online** [williamhbrown.co.uk/Property/WBF103896](http://williamhbrown.co.uk/Property/WBF103896)



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## Chapel Lane, Bingham Nottingham

- FOUR BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- TWO ENSUITES
- STUNNING KITCHEN/DINER
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: Exempt

# £599,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103896 - 0003

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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