



21 Kirk Hill
Bingham, Nottinghamshire

BROWN & CO



21 Kirk Hill, Bingham, Nottingham, NG13 8FF

Nestled in the heart of the ever-popular market town of Bingham, 21 Kirk Hill is a charming two double-bedroom semi-detached home that perfectly blends comfort and convenience. Flooded with natural light, this well-presented property boasts a generous south-facing garden—ideal for enjoying sunny days, entertaining, or cultivating a tranquil outdoor retreat. With its welcoming layout and sought-after location, this delightful home offers an excellent opportunity for first-time buyers, downsizers, or anyone looking to enjoy the best of Bingham living.

Bingham benefits from many local amenities, a Medical Centre, a library, Bingham Arena, coffee shops, restaurants, three primary schools, Toothill Secondary School and much more! It also has great public transfer links with the train station just a short distance away and the main bus links to Nottingham and more.



ACCOMMODATION

Entrance Hall

uPVC double-glazed window to the side aspect, staircase leading to the first floor.

Living Room – 4.78m (15'8") x 3.95m (12'11")

Bright and spacious reception room with uPVC double-glazed window to the front aspect, feature gas fire with surround, and radiator.

Kitchen / Dining Room – 5.91m (19'5") x 3.34m (10'11")

A superb open-plan space fitted with a matching range of base and eye-level units with worktops over and a central island breakfast bar.

Features include a 1½ bowl stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, fitted electric fan-assisted oven, four-ring ceramic hob with extractor hood above, and useful understairs storage cupboard. uPVC double-glazed window to the rear aspect, two radiators, and uPVC double-glazed patio doors opening onto the garden.

First Floor

Bedroom One – 4.90m (16'1") x 3.52m (11'6")

Generous double bedroom with uPVC double-glazed window to the front aspect, fitted wardrobes, and radiator.

Bedroom Two – 3.77m (12'4") x 3.37m (11'1")

Second well-proportioned double bedroom with uPVC double-glazed window overlooking the rear garden and radiator.

Bathroom

Fitted with a modern four-piece suite comprising bath, wash hand basin, separate shower cubicle, and WC. Complemented by tiled splashbacks, heated towel rail, and uPVC double-glazed window to the rear aspect.

Outside

To the rear, the property benefits from an enclosed, south facing, garden featuring an artificial lawn, patio seating area, and planted borders—ideal for low-maintenance outdoor enjoyment.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

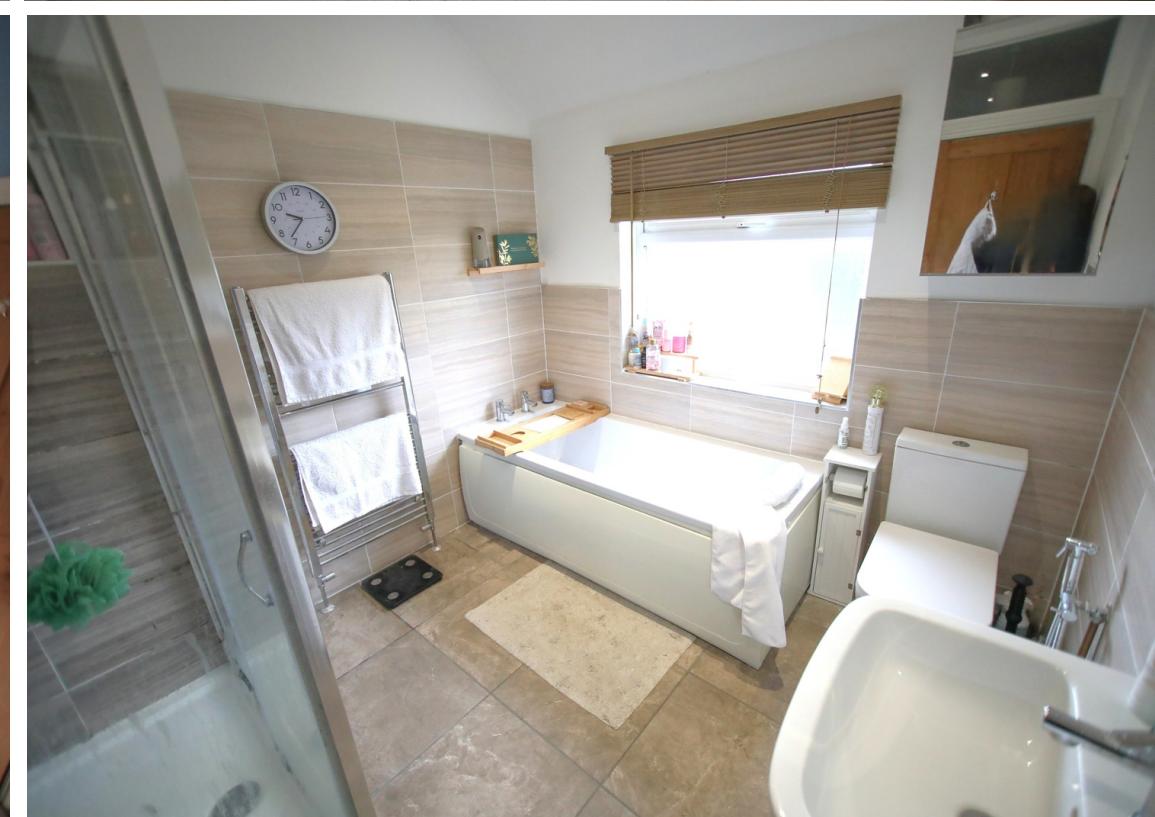
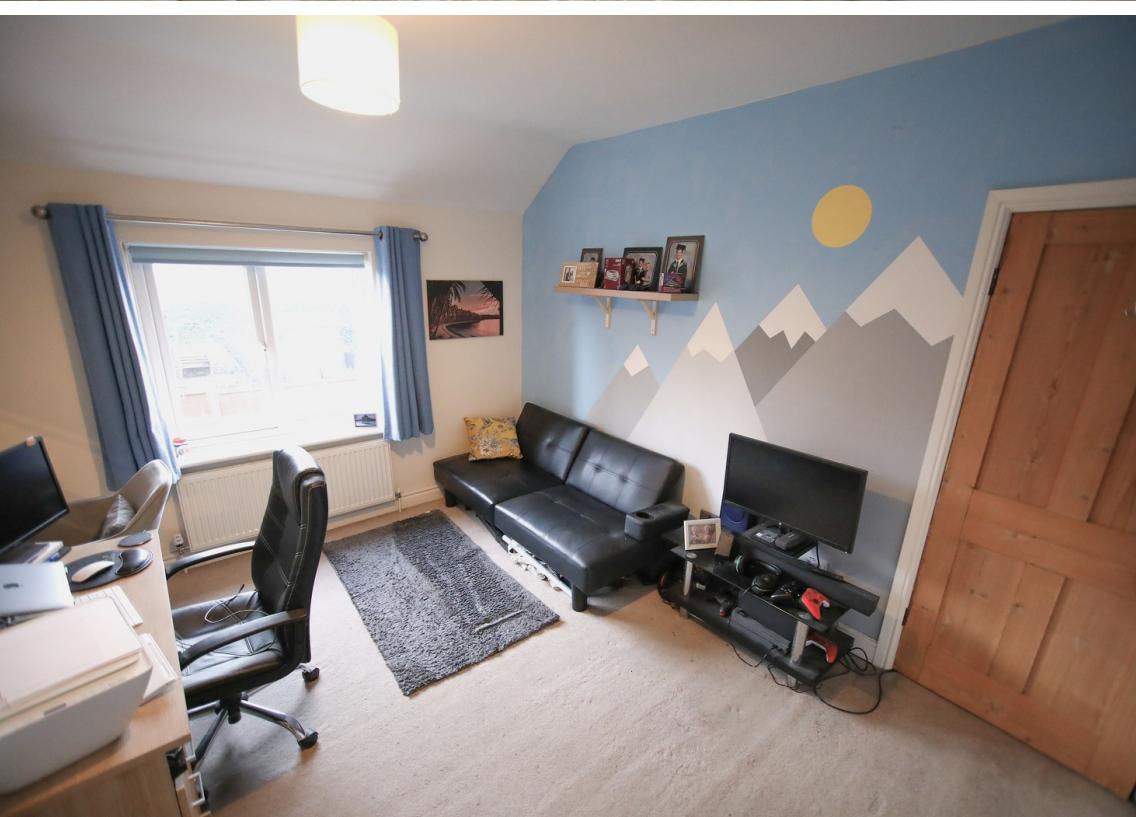
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 50304

lincolnresidential@brown-co.com

Energy performance certificate (EPC)

21 Kirk Hill Bingham NG13 8FF	Energy rating D	Valid until: February 2036
Property type End-terrace house	Total floor area 86 square metres	Certificate number: 0472-3058-1202-2726-T204

Rules on letting this property

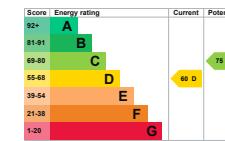
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

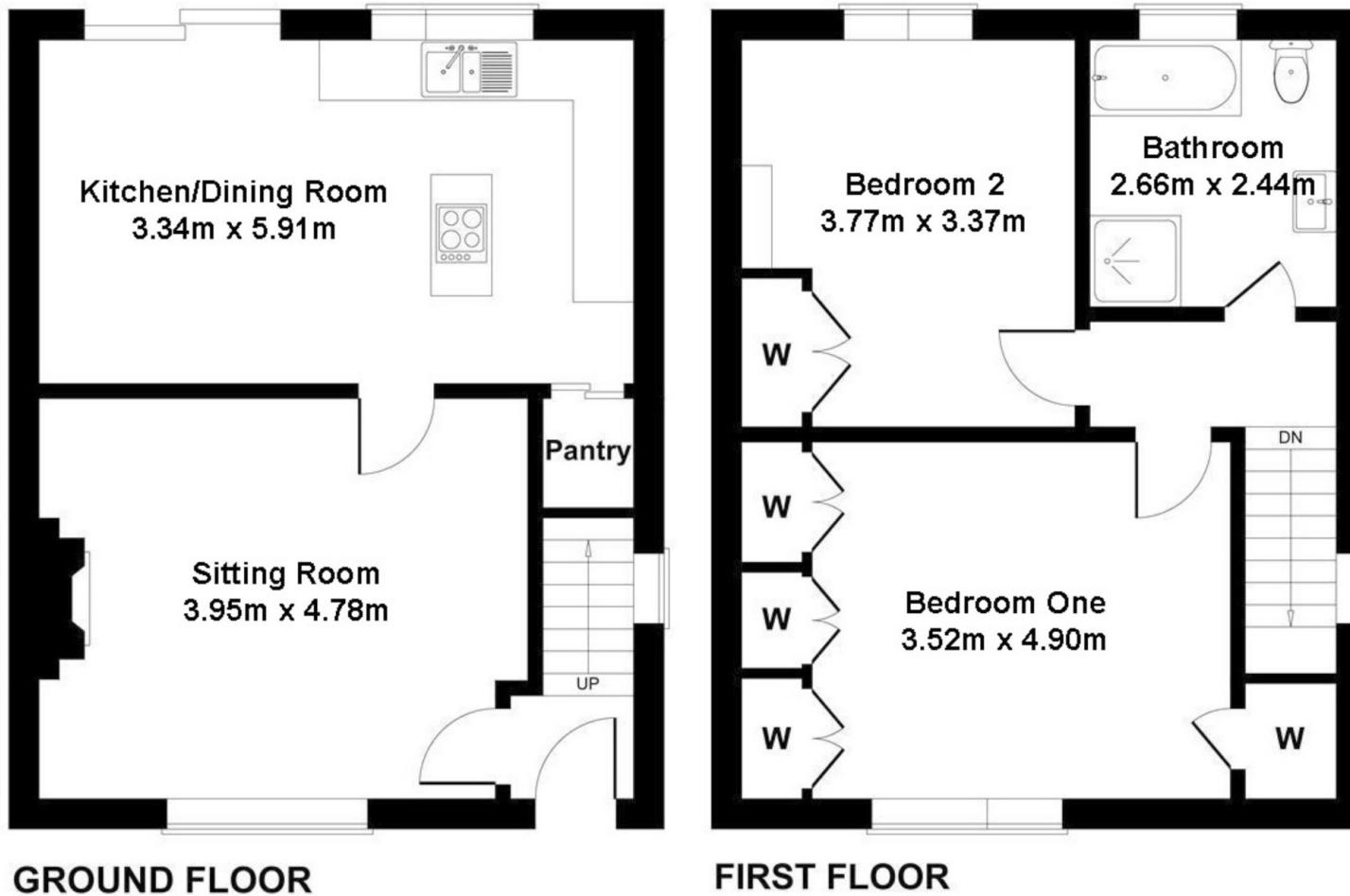


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60





IMPORTANT NOTICES

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