# JOHNSONS & PARTNERS

Estate and Letting Agency

## 12 NENE WAY, BINGHAM

NOTTINGHAM, NG13 8YF

**£280,000**

3 2 2

# 12 NENE WAY

BINGHAM, NOTTINGHAM, NG13 8YF

## £280,000

Beautifully Presented Modern Family Home | Three Bedrooms | En-Suite | Modern Dining Kitchen | Garage and Driveway | Close to Local Amenities and Transport Links | Viewings are Highly Advised |

A beautifully presented three-bedroom family home, ideally situated within one of Bingham's most sought-after modern developments. Offering spacious and versatile accommodation throughout, this superb property combines contemporary living with a stylish finish, making it an ideal purchase for growing families, professional couples or those simply looking for a home ready to move straight into.

The accommodation begins with a welcoming entrance hall with guest WC, leading through to a generous lounge providing an excellent space to relax. Moving on, you will find an impressive open-plan kitchen, dining and family room, fitted with a comprehensive range of modern units, integrated cooking appliances and ample worktop space. French doors open directly onto the rear garden, creating a fantastic space for both everyday family life and entertaining.

To the first floor, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are two further well-proportioned bedrooms, one of which is currently utilised as a home office, together with a modern family bathroom.

Externally, the property continues to impress with a beautifully landscaped rear garden featuring a generous paved patio, pergola seating area, lawn and timber garden bar/storage area, offering an ideal setting for summer entertaining. To the front, the property enjoys an attractive façade with driveway parking and a garage.

Located within the highly regarded market town of Bingham, the property enjoys easy access to an excellent range of local shops, cafés, schools, leisure facilities and regular public transport links.

Viewing is highly recommended to fully appreciate the quality, presentation and superb location this excellent family home has to offer.

**T:** 0115 931 2020

Entrance Hallway

Living Room

Kitchen/Dining/Living

Ground Floor WC

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Garage

## Move Plus AML

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

## Agents Disclaimer

Disclaimer - Council Tax Band Rating - Rushcliffe Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

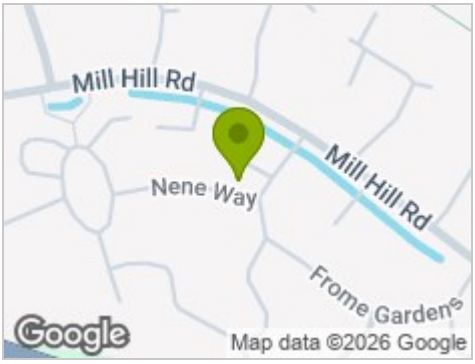
Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

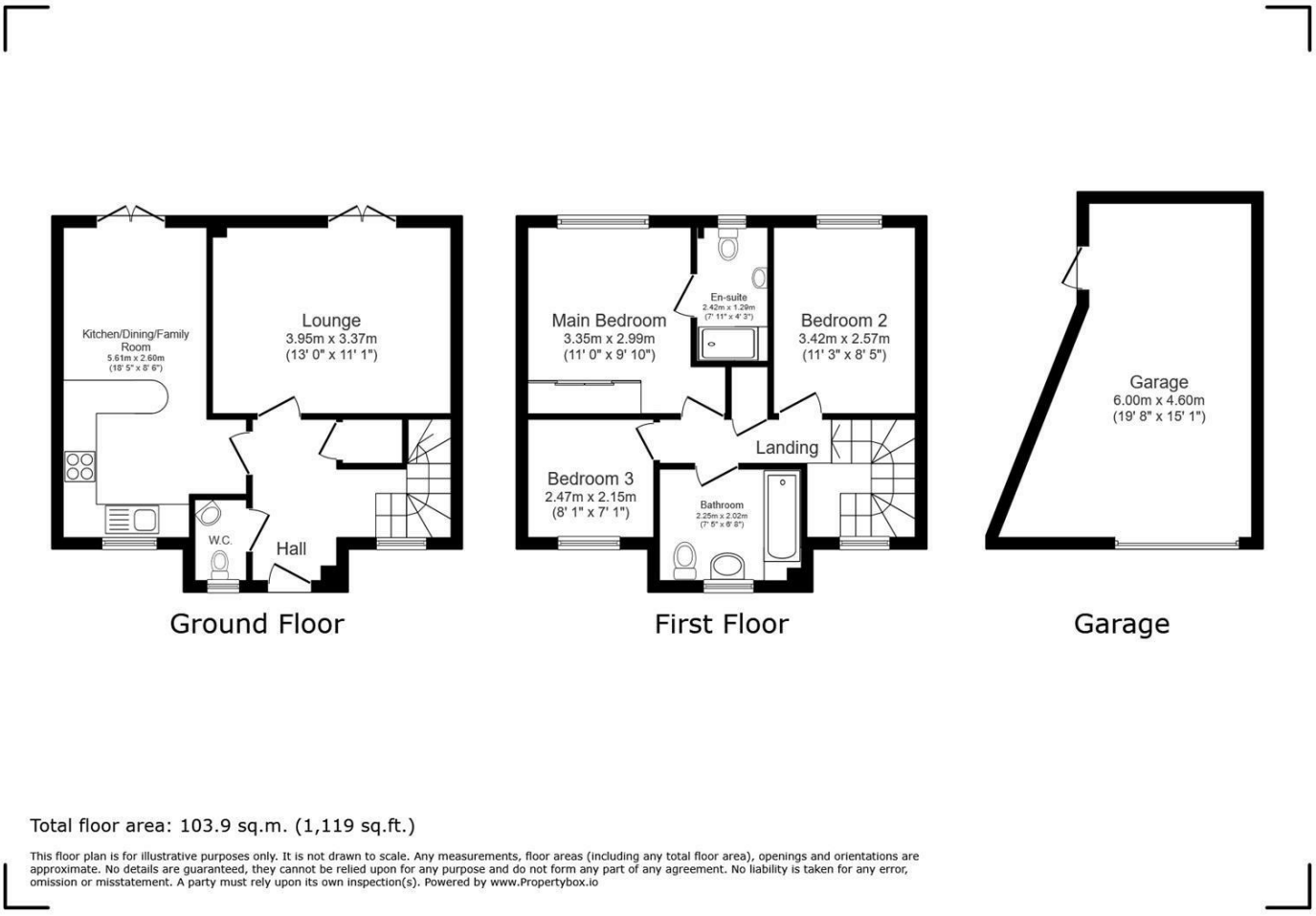
## Road Map




## Hybrid Map

## Terrain Map

## Floor Plan



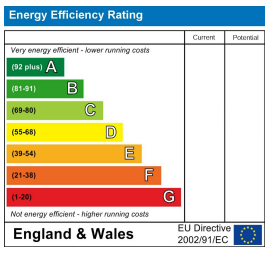

Total floor area: 103.9 sq.m. (1,119 sq.ft.)

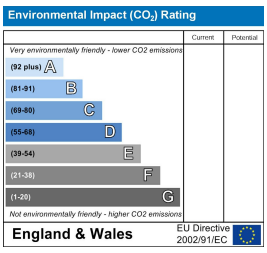
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
**T:** 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
**www.johnsonsandpartners.co.uk**