



13 Southfield Grove, Bingham  
£270,000

 **NEWTON FALLOWELL**

## 13 Southfield Grove

Bingham, Nottingham

This three bedroom, semi-detached family home is offered to the market located in the popular market town of Bingham, within the highly regarded school catchment areas for Carnarvon Primary School and Toot Hill Comprehensive. Accommodation comprises: entrance hall, ground floor W.C., living room, contemporary kitchen diner, three bedrooms, master having en-suite shower room, family bathroom, enclosed South facing garden and off street parking for two cars. Viewing is highly recommended. EPC - TBC. Council Tax Band - C. Freehold. No Upward Chain.

Council Tax band: C

Tenure: Freehold





#### **Entrance Hall**

Stairs rising to the first floor and door to Living Room.

#### **Living Room**

13' 0" x 11' 8" (3.96m x 3.56m)

Double glazed window to the front elevation, television point and door to Inner Hall

#### **Inner Hall**

Doors to W.C., good sized storage cupboard having space and plumbing for a washing machine and Kitchen Diner

#### **Ground Floor W.C.**

A spacious W.C. fitted with a two piece suite comprising: low level W.C. and wash hand basin.

#### **Kitchen Diner**

14' 11" x 9' 3" (4.55m x 2.82m)

A light and bright Kitchen Diner being fitted with a contemporary range of base and wall mounted units with Granit effect work surface over, inset sink, built-in electric fan assisted oven and grill, four ring gas hob, built-in dishwasher, built-in fridge freezer and double glazed Bi-fold doors leading out to the South Facing Rear Garden.

#### **Landing**

Doors to Bedroom and Bathroom accommodation and airing cupboard.

#### **Master Bedroom**

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to the front elevation, built-in wardrobes and door to En-Suite.

#### **En-Suite**

Fitted with a three piece suite comprising: double shower cubicle, W.C. and wash hand basin, double glazed window to the front elevation and wall mounted vertical heated towel rail.





### Bedroom Two

9' 10" x 8' 9" (3.00m x 2.67m)

Double glazed window to the rear elevation.

### Bedroom Three

9' 10" x 5' 11" (3.00m x 1.80m)

Double glazed window to the rear elevation.

### Family Bathroom

Fitted with a three piece white suite comprising: low level W.C., wall mounted wash basin and panel bath with shower over, double glazed window to the side elevation and being tiled in contemporary ceramic tile.

### Rear Garden

This family home enjoys a South Facing Rear Garden with a flagstone patio area and shaped lawn with inset borders.

### Outside to the Front

There is off street parking for two cars.

### Agents Note

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#>

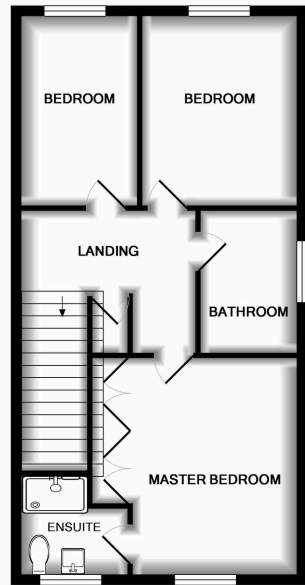
### Note

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.

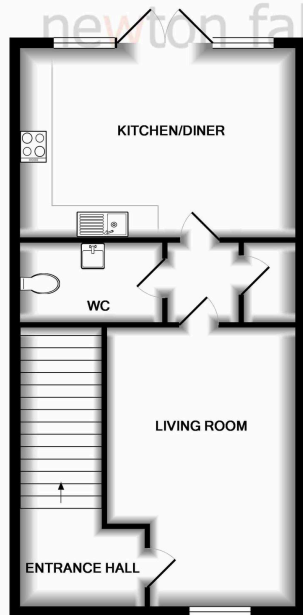
### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-





1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell Bingham

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