



Langdale Grove, Bingham
Nottingham, NG13 8SS



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£175,000

Offered to the market is this Two Bedroom, End Terrace, located within the desirable market town of Bingham down a quite cul-de-sac with accommodation comprising: Entrance Hall, Kitchen with contemporary units, Living Room with patio doors accessing the Rear Garden, Two Bedrooms, modern Family Bathroom, Gardens to the Front and Rear and parking space. EPC - Rating - D. Council Tax Band B. Freehold. No Upward Chain.

Entrance Hall

Tiled flooring, wall mounted gas central heating boiler (Serviced in 2026) Tiled flooring, space for fridge freezer, storage cupboard, door to the Living / Dining Room and open to the Kitchen.

Kitchen

7'7" x 7'0" (2.33 x 2.14)

Fitted with a good range of white high gloss base and wall mounted units with work surface over inset sink and drainer, space and plumbing for washing machine, built-in electric fan assisted oven and grill with electric hob and extractor fan over, double glazed window to the front elevation and continuation of the tiled flooring.



Living / Dining Room

16'4" x 12'2" (5 x 3.73)

Spiral staircase leading to the first floor, large double glazed patio doors to the Rear Garden, feature fireplace, laminate flooring and television point.

Landing

Doors to the first floor accommodation.

Bathroom

4'9" x 7'1" (1.46 x 2.16)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over, tiled flooring two heated towel rails and obscure glass window to the side elevation.

Bedroom

8'0" x 12'2" (2.45 x 3.73)

Double glazed window.

Bedroom

7'4" max x 12'4" max (2.24 max x 3.76 max)

Double glazed window and built-in storage.

Rear Garden

The Rear Garden has been laid to lawn with deep edged borders, patio area ideal for entertaining and alfresco dining, timber shed for storage and pedestrian access to the front of the property.

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-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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