

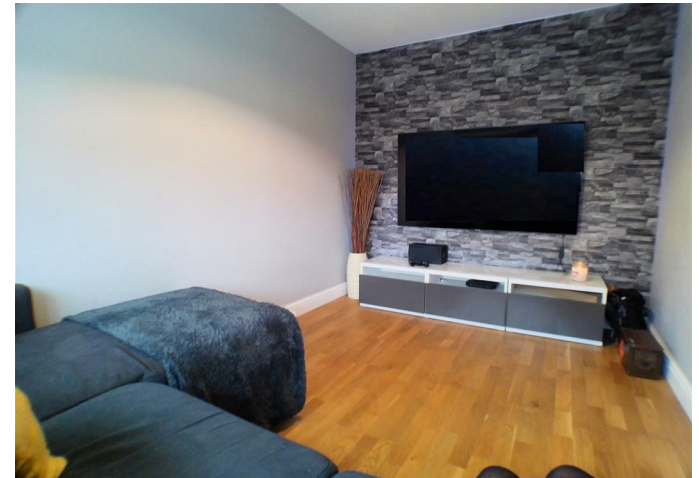


Kestrel Drive, Bingham
Nottingham, NG13 8QD



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£450,000

Offered to the market is this Four Bedroom, Detached Family Home. Located in the popular market town of Bingham within the desirable school catchments for Carnarvon Primary and Toot Hill Comprehensive. Accommodation comprising: Entrance Hall, Dining Room, Family Room / Snug, Living Room, Kitchen, Ground Floor W.C., Four Bedrooms, Master having En-Suite Shower Room and Family Bathroom. Situated on a corner plot with an enclosed Rear Garden and off street parking to the front. Council Tax Band - E. EPC Rating - TBC. Freehold.



Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A welcoming reception with white panel doors to the ground floor accommodation, stairs rising to the first floor and Oak flooring.

Ground Floor W.C.

Fitted with a two piece suite comprising W.C. and wash basin, tiled flooring, tiling to wet areas and uPVC double glazed window to the side elevation.

Family Room / Snug / Office

8'4" x 11'10" (2.55 x 3.61)

A versatile room with uPVC double glazed window to the front elevation, television point and wood effect flooring.

Dining Room

8'7" max x 10'11" max (2.63 max x 3.35 max)

Two uPVC double glazed windows to the front elevation and Oak flooring.

Utility Room

8'3" x 5'2" (2.54 x 1.59)

Fitted with wall mounted units and marble effect roll top work surface, space and plumbing for under counter appliances, wall mounted gas central heating boiler and wooden flooring.

Living Room

15'5" max x 12'7" max (4.72 max x 3.86 max)

A lovely light and bright primary reception room with uPVC double glazed, walk-in, box bay window to the rear elevation with French doors leading out to the Rear Garden, feature fireplace, television point and Oak flooring.

Kitchen

14'0" x 9'4" (4.28 x 2.86)

Fitted with a good range of base and wall mounted units with contemporary work surface over, space and plumbing for dishwasher, space for fridge freezer, inset sink and drainer with contemporary mixer tap, built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan over, built-in wine rack, tiled flooring and uPVC double glazed window and door leading out to the Rear Garden.

Landing

a spacious landing with uPVC double glazed window to the side elevation, white panel doors to the first floor accommodation and airing cupboard and having loft hatch.

Master Bedroom

10'5" x 14'8" (3.20 x 4.48)

Two uPVC double glazed windows to the front elevation, built-in wardrobes and storage and white panel door to the En-Suite Shower Room.

En-Suite Shower Room

7'6" x 6'5" (2.30 x 1.98)

Recently re-fitted with a contemporary three piece suite comprising: Walk-in large shower cubicle with contemporary rain shower over and W.C and wash basin set into a vanity storage unit. Heated towel rail, wood effect flooring and uPVC double glazed window to the front elevation.

Bedroom Two

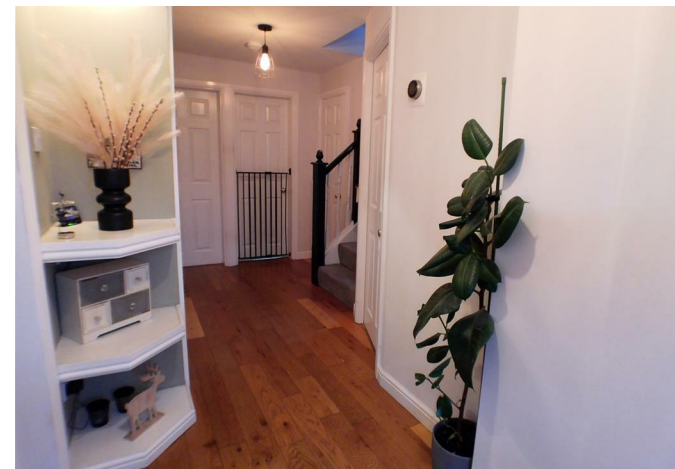
7'10" x 10'11" (2.40 x 3.34)

UPVC double glazed window to the rear elevation and built-in wardrobe.

Bedroom Three

8'6" x 10'8" (2.60 x 3.27)

UPVC double glazed window to the rear elevation and built-in wardrobe.



Bedroom Four

8'2" x 6'3" (2.51 x 1.93)

UPVC double glazed window to the rear elevation.

Family Bathroom

8'7" x 5'2" (2.63 x 1.60)

Fitted with a three piece white suite comprising: Panel bath with shower over, W.C., and wash basin set into a vanity storage unit, tiled flooring contemporary radiator and uPVC double glazed window to the side elevation.

Rear Garden

Situated on a corner plot with a good sized decked area ideal for entertaining and alfresco dining leading onto a shaped lawn, timber shed ideal for storage and pedestrian gate leading to the front elevation.

Outside to the Front

There is a driveway providing off street parking.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

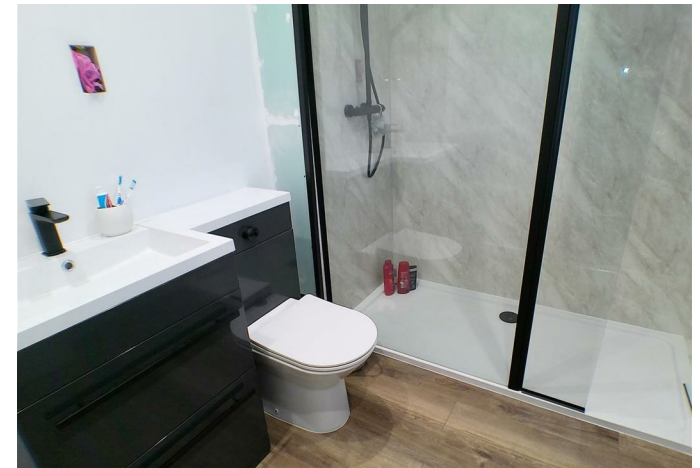
Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

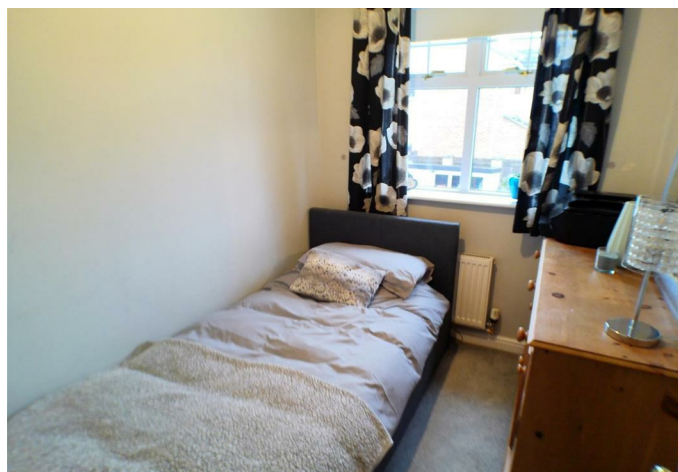
Note

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.

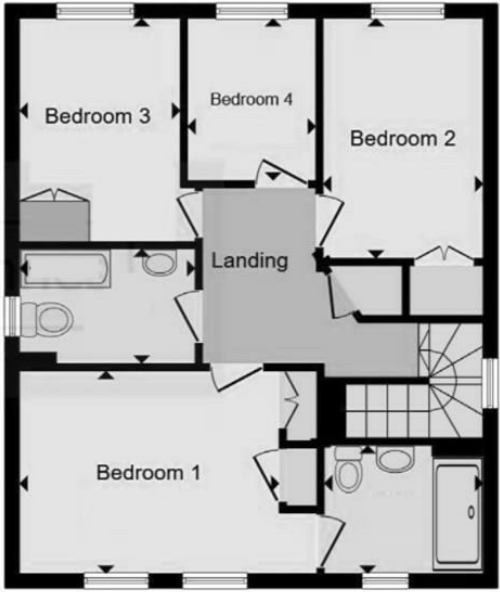




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

