



2 Copeland Grove, Bingham

Offers in Region of £475,000

 **NEWTON FALLOWELL**

2 Copeland Grove

Bingham, Nottingham

Offered to the market is this Four Bedroom, Detached family home located down a quiet cul-de-sac within the desirable market town of Bingham, enjoying popular school catchments, an array of local amenities and good transport and road links. Situated on a good sized plot, this already extended and spacious property offers further potential to adapt to make a truly unique home. Accommodation comprises: Entrance Hall, Ground Floor W.C., Study, Kitchen, Utility, Snug opening through to Living Room, Four Bedrooms, Master having En-Suite, family Bathroom, Double Garage, Rear Garden and driveway to the front providing off street parking for several vehicles. EPC Rating D. Council Tax Band - E. Freehold.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Composite front door, wood effect flooring, modern white doors to the ground floor accommodation and stairs rising to the first floor with under stairs storage cupboard.

Ground Floor W.C.

4' 8" x 6' 4" (1.41m x 1.92m)

Fitted with a two piece white suite comprising: W.C. and wash basin, continuation of the wood effect flooring and window to the side elevation.

Study

14' 1" x 6' 4" (4.29m x 1.92m)

UPVC double glazed window to the front elevation.

Kitchen

15' 0" x 10' 9" (4.58m x 3.28m)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for dishwasher, space for fridge freezer, built-in double electric ovens and grill, four ring gas hob with extractor fan over, tiled flooring, uPVC double glazed window to the front elevation and door to the Utility Room.

Utility Room

5' 0" x 7' 4" (1.53m x 2.23m)

Fitted with base and wall mounted units with solid wooden work surface over, inset Butler Style ceramic sink with mixer tap, space and plumbing for washing machine, space for further under counter appliance, window to the rear elevation, continuation of the tiled flooring and door to the Garage

Snug

9' 8" x 10' 10" (2.95m x 3.31m)

UPVC double glazed full opening French doors to the Rear Garden, continuation of the wood effect flooring and open through to the Living Room.





Living Room

21' 7" x 11' 7" (6.58m x 3.53m)

Two uPVC double glazed windows to the rear elevation over looking the Rear Garden, television point and feature electric fireplace.

Landing

UPVC double glazed window to the side elevation and white wooden doors to the Bedroom and Bathroom accommodation and airing cupboard and having loft hatch.

Master Bedroom

10' 2" x 15' 0" (3.10m x 4.56m)

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

En-Suite

6' 1" x 6' 4" (1.85m x 1.92m)

Fitted with a three piece white suite comprising: W.C., wash basin and fully tiled shower cubicle with Mira shower over, uPVC double glazed window to the front elevation, heated towel rail and wood effect flooring.

Bedroom Two

11' 7" x 10' 8" (3.52m x 3.24m)

UPVC double glazed window to the rear elevation and television point.

Bedroom Three

11' 7" x 10' 6" (3.53m x 3.20m)

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

Bedroom Four

9' 0" x 10' 9" (2.75m x 3.28m)

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

Family Bathroom

6' 11" x 6' 4" (2.11m x 1.92m)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with electric shower over, uPVC double glazed window to the side elevation and wood effect flooring.





Double Garage

19' 10" x 15' 9" (6.05m x 4.80m)

Two garage door set the front elevation, pedestrian door to the side accessing the Rear garden, window to the rear elevation, light and power.

Rear Garden

This property is situated on a good sized plot with the Rear Garden being mainly laid to lawn with planted borders, patio area ideal for entertaining and alfresco dining and having pedestrian access to the front elevation.

Outside to the Front

There is a driveway providing off street parking for several vehicles and a lawn area with slate chipped and planted border.

Agents Note

This property has mains gas central heating, mains drains, water and electric. This property is currently rented out and has a valid EICR and Gas Certificate when this property was marketed 13/8/24 There is broadband in the area and mobile phone signal. 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#>

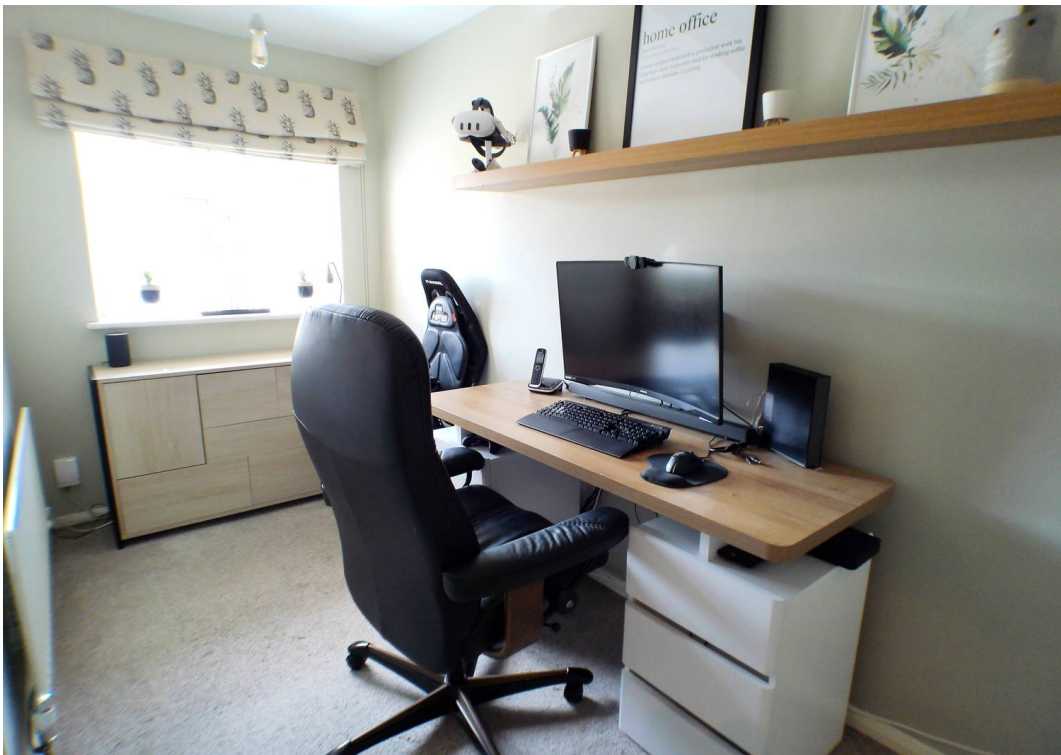
Note

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









Newton Fallowell Bingham

Newton Fallowell, Cranmer House - NG13 8AN

01949839839 · bingham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/