



11 Charnwood Grove, Bingham
£260,000

 **NEWTON FALLOWELL**

11 Charnwood Grove

Bingham, Nottingham

Situated in a peaceful cul-de-sac within the highly sought-after market town of Bingham, this three-bedroom semi-detached house presents an exceptional opportunity for families and professionals alike. The property boasts a good level of cost effective living with it solar panels and battery, air source heating, electrical vehicle charger and air conditioning / heating units. Requiring a degree of some internal updating this spacious home offers accommodation comprising: Entrance Hall, Living Room, Kitchen Diner, Utility Room / Workshop, Three Bedrooms, Shower Room private landscaped Rear Garden and Front Garden and driveway. EPC Rating - B. Council Tax Band - C. Freehold. No Upward Chain.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance

UPVC double glazed door.

Entrance Hall

A spacious entrance with stairs rising to the first floor and contemporary wooden door to the Living Room.

Living Room

16' 7" x 11' 7" (5.05m x 3.54m)

A light and bright primary reception room with uPVC double glazed window to the front elevation, contemporary solid wooden interior French doors to the Kitchen Diner and wall mounted air-conditioning / heating unit.

Kitchen Diner

14' 7" x 10' 2" (4.44m x 3.10m)

Fitted with a good range of base and wall mounted units with work surface over, built-in electric fan assisted oven and grill with Neff touch hob and extractor fan over, inset sink and drainer, tiled flooring, two uPVC double glazed windows to the rear elevation, door to large walk-in pantry and door to Utility / Workshop.

Utility / Workshop

7' 8" x 19' 1" (2.34m x 5.81m)

UPVC double glazed door and windows to the front and rear elevations, ceiling mounted heating units, space for appliances, wall mounted solar panel battery and floor mounted water cylinder.



Landing

UPVC double glazed window to the side elevation, contemporary white doors to the first floor accommodation and good sized storage cupboard, loft hatch and wall mounted air-conditioning / heating unit.



Bedroom One

8' 4" x 12' 7" (2.55m x 3.84m)

UPVC double glazed window to the front elevation, built-in storage cupboard.

Bedroom Two

8' 5" x 11' 11" (2.56m x 3.63m)

UPVC double glazed window to the rear elevation, built-in storage cupboard.

Bedroom Three

9' 0" x 5' 11" (2.74m x 1.80m)

UPVC double glazed window to the front elevation, built-in storage cupboard.

Shower Room

8' 10" x 6' 1" (2.70m x 1.86m)

Fitted with a three piece suite comprising: W.C. wash basin and corner shower cubicle with Mira shower over and uPVC double glazed window to the rear elevation.

Rear Garden

A private and sunny aspect garden. Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with flourishing planted borders, inset pond, further patio area to the rear of the garden and air source heating unit.

Outside to the Front

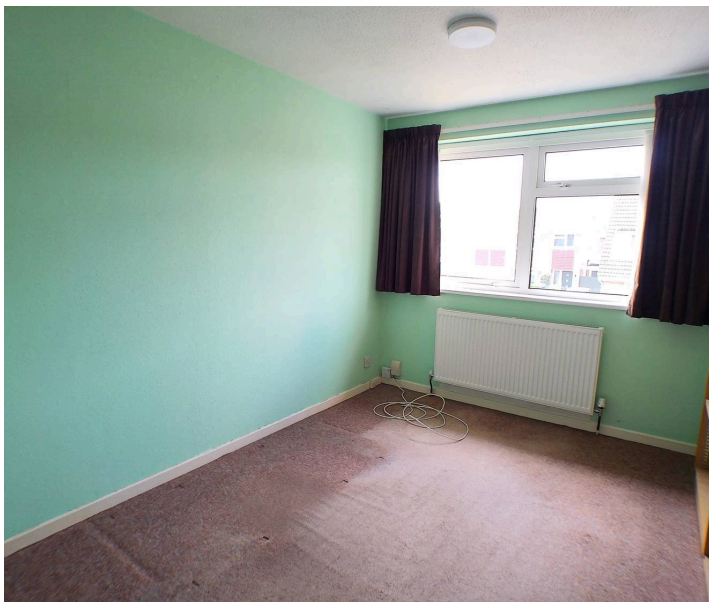
There is a front garden laid to lawn with flourishing planted borders, driveway providing off street parking and electrical vehicle charger.

Agents Note

This property has air source central heating, mains drains, water and electric. There are solar panels at this property which are owned. 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#>

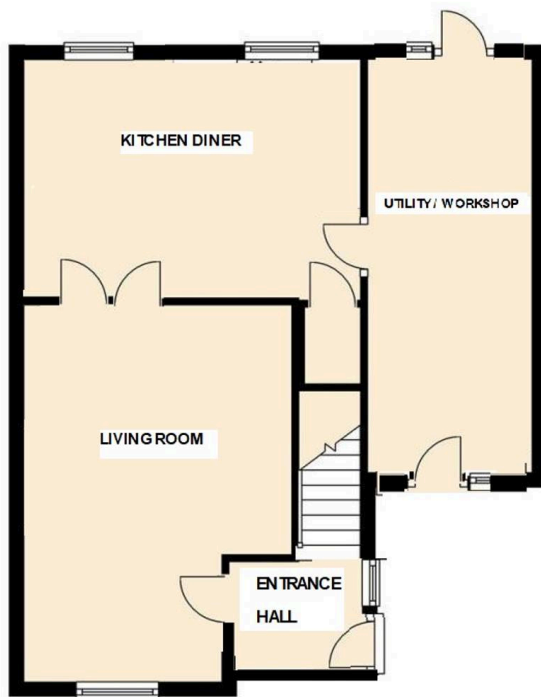
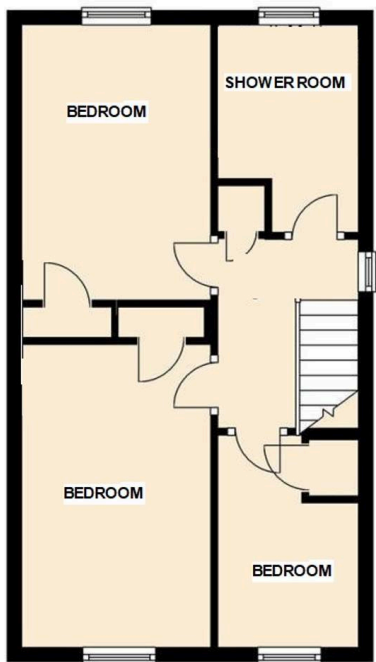
Money Laundering Regulations

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







Newton Fallowell Bingham

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