



Perry Grove,  
Bingham, NG13 8DA



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Chain Free £650,000**

Offered to the market is this spacious, Five Double Bedroom Detached Family Home located in the popular market town of Bingham within the desirable school catchments to include: Carnarvon Primary and Toot Hill Comprehensive and only a short walk away from the town centre. Accommodation comprises: Entrance Hall, Family Room, double aspect Living Room, separate Dining Room, contemporary extended Kitchen, Utility Room, Ground Floor W.C., Five Double Bedrooms, Shower Room, Family Bathroom, Garage, external Sun Room / Office, landscaped Gardens and driveway providing off street parking for several vehicles. EPC Rating - D. Council Tax Band - E. Freehold. No Upward Chain. 176 square metres

**Entrance Hall**

A light and bright welcoming reception with uPVC double glazed front door and windows, internal doors to the ground floor accommodation, Amtico flooring and returning staircase rising to the first floor.

**Ground Floor W.C.**

Fitted with a two piece suite comprising W.C. and wash basin, wood effect tiled flooring and uPVC double glazed window to the front elevation.

**Living Room**

12'0" x 19'1" (3.68 x 5.82)

A light filled double aspect primary reception room with uPVC double glazed bay window to the front elevation and uPVC double glazed window to the rear elevation, television point and feature fireplace.



### Kitchen Diner

21'1" max x 19'11" max (6.44 max x 6.08 max)

A spacious contemporary hand build solid wooden kitchen being fitted with a good range of wooden base and wall mounted units with Marble work surface over, two inset sinks with mixer taps and waste disposal built-in appliances to include: Fridge, dishwasher and microwavable oven, space for range cooker with extractor fan over, central feature island, Amtico flooring, uPVC double glazed windows to the side elevations, full opening French doors opening out to the Rear Garden, internal French doors to the Dining Room and door to the Utility Room.

### Utility Room

10'5" x 8'0" min (3.18 x 2.44 min)

Fitted with a good range of base and wall mounted units with work surface over, inset ceramic sink and drainer with contemporary rinser tap, tiled flooring, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, built-in fridge, built-in freezer and uPVC double glazed door and window to the side elevation.

### Dining Room

20'2" x 11'4" (6.15 x 3.47)

Another spacious reception room with uPVC double glazed window to the rear elevation.

### Family Room

16'2" x 8'3" (4.95 x 2.53)

UPVC double glazed window to the side elevation, wood effect flooring and television point.

### Landing

UPVC double glazed window to the front elevation, built-in storage cupboards and doors to the Bedrooms, Bathroom and Shower Room.

### Master Bedroom

2.99 x 3.98 to wardrobe

UPVC double glazed window to the rear elevation and built-in wardrobes to one wall.

### Shower Room

6'3" x 6'5" (1.92 x 1.98)

Fitted with a three piece suite comprising: W.C and wash basin fitted into a vanity storage unit and corner shower cubicle, tiled flooring, tiling to wet areas, heated towel rail and uPVC double glazed window to the front elevation.

### Bedroom Two

12'0" x 9'2" max (3.67 x 2.81 max)

UPVC double glazed window to the front elevation and built-in wardrobes

### Bedroom Three

9'8" x 10'0" (2.97 x 3.05)

A double aspect room with uPVC double glazed window to the rear elevation and two uPVC double glazed windows to the side elevation.

### Bedroom Four

9'8" x 9'0" (2.96 x 2.76)

UPVC double glazed window to the rear elevation.

### Bedroom Five

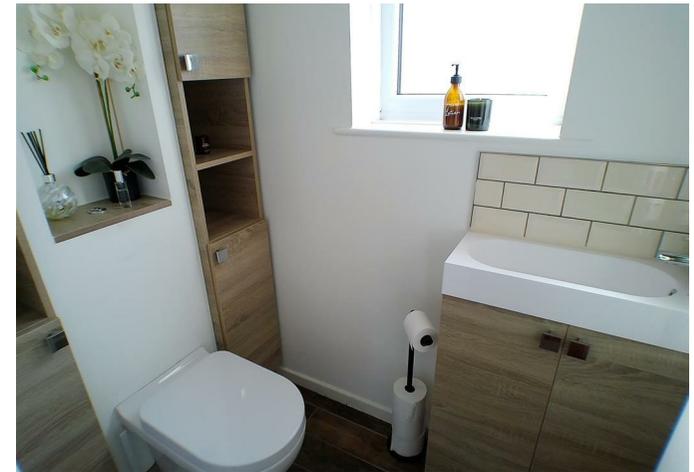
9'8" x 7'10" (2.95 x 2.40)

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

### Family Bathroom

6'0" x 9'11" (1.84 x 3.04)

Fitted with a modern three piece suite comprising: Wash basin, corner shower cubicle and contemporary shaped bath with central mixer tap, heated towel rail, tiled flooring, tiling to wet areas and uPVC double glazed window to the side elevation.



### W.C.

Fitted W.C., tiled flooring and uPVC double glazed window to the side elevation.

### Garage

Garage door to the front and having light.

### Rear Garden

A beautifully landscaped rear garden with feature patio area ideal for entertaining and alfresco dining with steps down to a further seating / BBQ area and access to the external Sun Room / Office. Shaped lawn with mature planted borders, decked area with hardstanding and power for a hot tub and there is pedestrian access down the side elevation leading to the front of the property through a timber pedestrian gate.

### External Sun Room / Office

22'3" x 8'5" (6.80 x 2.58 )

A high quality and versatile space with uPVC double glazed bi-fold doors to the front and side elevations, Amtico flooring, television point and light and power.

### Outside to the Front

There is a block paved driveway providing off street parking for several vehicles, electrical vehicle charger, shaped lawn with planted borders and further garden area to the side of the Garage.

### 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#>

There is a right of easement

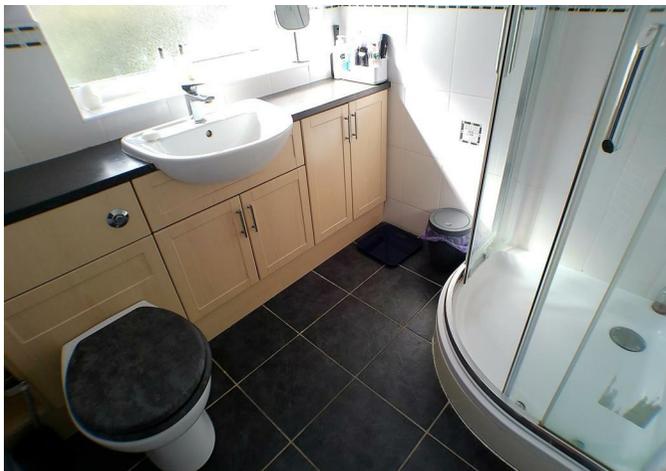
### Money Laundering Regulations

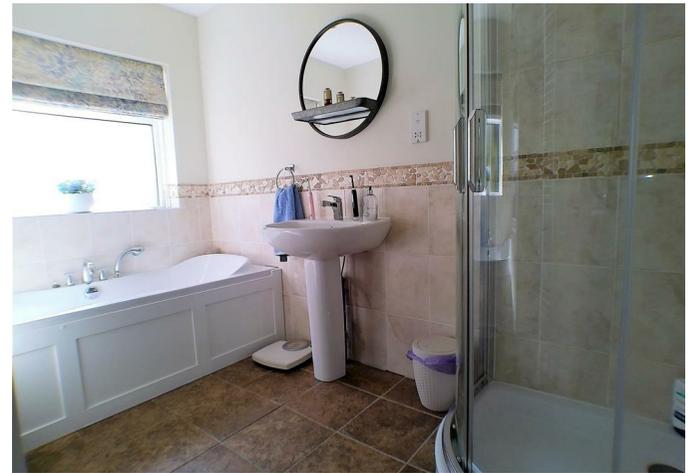
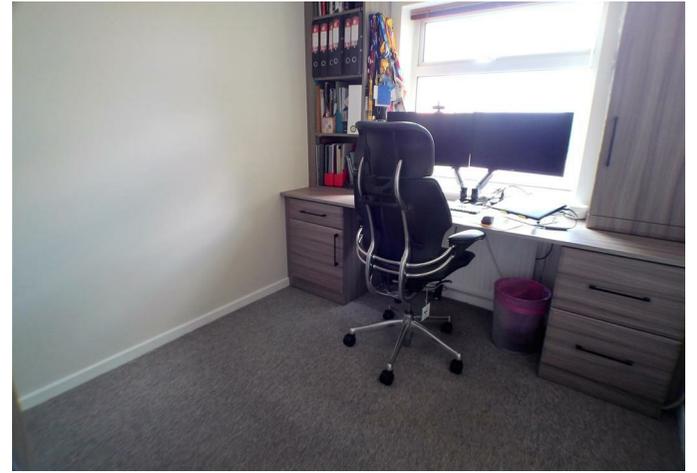
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.

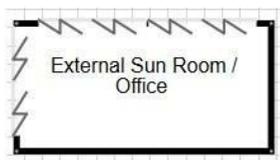
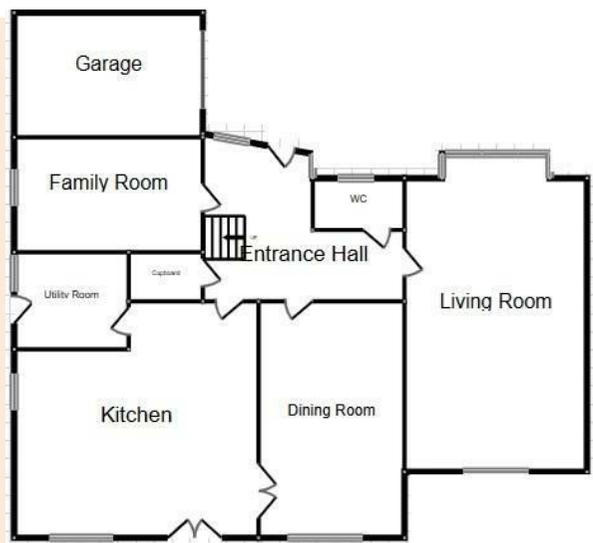
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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