Emma Terry Homes

moving made personal

7 Grove Road

Bingham, Nottingham, NG13 8DY

Offers over £350,000

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Situated within the highly sought-after market town of Bingham, this three-bedroom detached home is an ideal purchase for families, professional couples and those looking to downsize without compromising on space.

Set back from the road, the property occupies a generous plot and has been thoughtfully extended to create an impressive ground floor layout designed for modern living. Upon entering, you are welcomed by an entrance hall and a convenient ground floor cloakroom/WC. The fitted kitchen enjoys pleasant views over the rear garden, whilst the heart of the home is undoubtedly the spacious open-plan sitting and dining room. The addition of a conservatory creates a further versatile reception area, flooded with natural light and offering direct access to the garden.

To the first floor, the property offers three well-proportioned bedrooms served by a shower room, all presented in a tasteful and neutral style ready for a new owner to make their own.

Outside, the property continues to impress. To the front, there is ample off-road parking for multiple vehicles alongside a detached garage with additional storage to the rear. The enclosed rear garden enjoys a desirable southerly aspect, creating a wonderful outdoor space to relax, entertain and enjoy throughout the warmer months.

Perfectly positioned within easy reach of Bingham's excellent range of shops, cafes, restaurants, schools, leisure facilities and transport links, this wonderful home combines generous living space, a fantastic plot and a highly desirable location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

ENTRANCE HALL
15'3" x 6'7" (4.67m x 2.01)
Entrance door to property, a central heating radiator, doors through to WC and Kitchen and stairs to first floor.

WC
Low level flush WC, wash hand basin with mixer tap and UPVC double glazed obscure window to the side.

KITCHEN
15'8" x 8'2" (4.78m x 2.49)
A variety of wall and base units, inset stainless steel sink with mixer tap and drainer, space for fridge freezer and cooker, space and plumbing for washing machine, UPVC double glazed window to rear, side entrance door and door through to living/dining room.

LIVING/DINING ROOM
31'11" in total x 12'7" (9.75m in total x 3.84m)
Two central heating radiators, feature fireplace with multi-fuel stove, UPVC double glazed window to front and French doors to conservatory.

CONSERVATORY
12'11" x 10'11" (3.96m x 3.33m)
Comprising double glazed windows, a central heating radiator, skylight and French doors leading into the rear garden.

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LANDING
UPVC double glazed window to side and doors through to Bedroom 1, 2, 3 and Shower room.

BEDROOM 1
10'11" x 12'11" (3.35m x 3.96m)
A central heating radiator and UPVC double glazed window to front.

BEDROOM 2
12'2" x 10'0" (3.73m x 3.05m)
A central heating radiator and UPVC double glazed window to rear.

BEDROOM 3
8'0" x 8'9" (2.44m x 2.69m)
A central heating radiator and UPVC double glazed window to front.

SHOWER ROOM
Low level flush WC, wash hand basin with mixer tap, P shaped shower with curved glass screen, heated towel radiator and UPVC double glazed obscure window to rear.

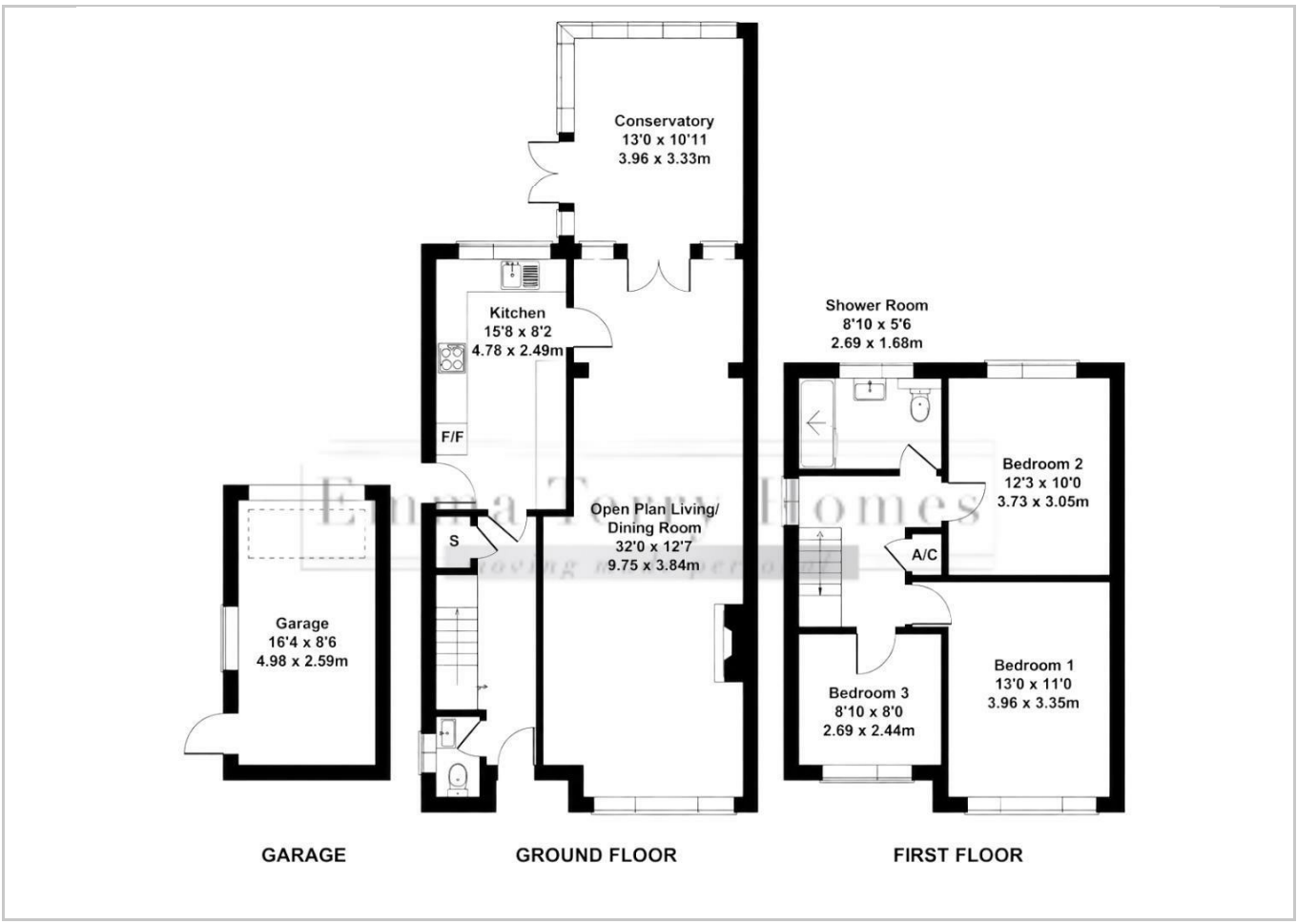
OUTSIDE
To the front of the property, a lawn sits alongside a driveway providing off-street parking for multiple vehicles, which continues to a detached garage with additional storage to the rear. The south-facing rear garden is beautifully arranged, featuring a paved patio area, raised decking and a well-maintained lawn area.

GARAGE
16'4" x 8'5" (4.98m x 2.59m)
Up and over door, power and lighting, additional garden store to the rear and UPVC door into the rear garden.

Road Map

Hybrid Map

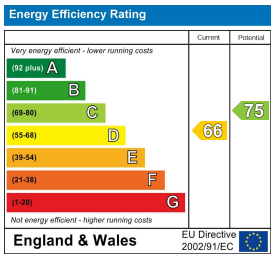
Terrain Map



Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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