

# Emma Terry Homes

*moving made personal*



## 22 Frome Gardens

Bingham, Nottingham, NG13 8YJ

Guide price £330,000 - £340,000



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This beautifully presented home with three double bedrooms, located in the popular market town of Bingham, offers spacious and well-balanced accommodation.

The ground floor features a bright and welcoming living room, a separate dining room, a modern kitchen, a separate utility room, and a downstairs WC.

Upstairs, there are three bedrooms, including a principal bedroom with an ensuite shower room, along with a stylish family bathroom serving the remaining bedrooms.

Outside, the property benefits from a driveway providing off-street parking, a single garage, and a private rear garden – offering a lovely space for relaxing or family time outdoors.

Situated in the ever-desirable town of Bingham, this home enjoys close proximity to excellent schools, local amenities, transport links, and green open spaces, making it an ideal choice for families and professionals alike.



### ENTRANCE HALL

Entrance door to property, a central heating radiator, doors through to kitchen, lounge, dining room, utility room and WC and stairs to first floor.

### KITCHEN

10'6" x 9'4" (3.22 x 2.87)

Variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven and gas hob with extractor fan, integrated fridge/freezer and dishwasher, a central heating radiator, UPVC double glazed window to rear and door to rear.

### UTILITY ROOM

A central heating radiator, sink with mixer tap and drainer and space for washing machine and dryer.

### WC

Low level flush WC, wash hand basin with mixer tap,

a central heating radiator and a UPVC double glazed obscure window to front.

### DINING ROOM

12'9" x 8'7" (3.89 x 2.62)

A central heating radiator and a UPVC double glazed window to front.

### LIVING ROOM

14'7" x 11'11" (4.47 x 3.64)

A central heating radiator and UPVC double glazed French doors with sidelights to rear.

### LANDING

A central heating radiator, UPVC double glazed window to front and doors through to Bedroom 1, 2, 3 and bathroom.

## BEDROOM 1

11'2" x 11'11" (3.41 x 3.64)

A central heating radiator, UPVC double glazed window to rear and door through to ensuite.

## ENSUITE

Low level flush WC, wash hand basin with mixer tap, separate shower cubicle, a central heating radiator and UPVC double glazed obscure window to rear.

## BEDROOM 2

10'0" x 11'11" (3.05 x 3.64)

A central heating radiator and UPVC double glazed window to rear.

## BEDROOM 3

12'9" x 8'7" (3.89 x 2.62)

Fitted wardrobes, a central heating radiator and UPVC double glazed window to front.

## BATHROOM

Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, a central heating radiator and UPVC double glazed obscure window to front.

## OUTSIDE

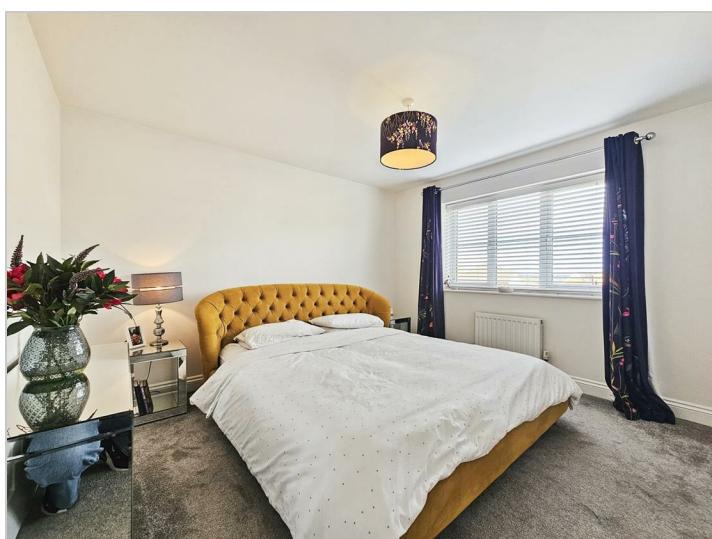
The rear garden is enclosed by fencing and mature hedging, featuring a paved patio area and a neatly maintained lawn. There is gated access leading to the front of the property, where a driveway provides off-street parking and access to a detached single garage.

## GARAGE

9'8" x 18'6" (2.95 x 5.65)

Power and lighting.







Tel: 0115 966 57 41



## Road Map



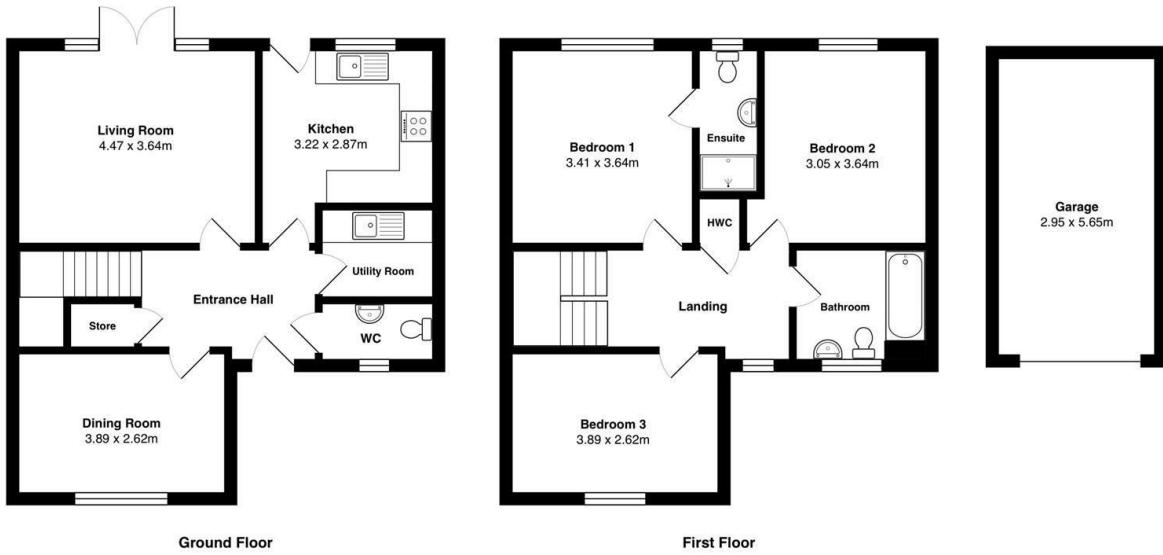
## Hybrid Map



## Terrain Map



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Ground Floor

First Floor

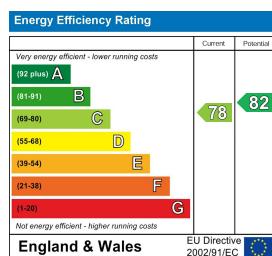
Total Area: 114.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

## 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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