



Nene Way, Bingham

Nottingham, Nottinghamshire, NG13 8YF

NEWTONFALLOWELL 

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£259,950

Offered to the market is this attractive four bedroom town house, located within the popular market town of Bingham and having an attractive green to the front elevation and accommodation comprising: Entrance hall, family room, kitchen/diner, bedrooms three and four and living room to the first floor, having master bedroom with en-suite shower room, bedroom two and family bathroom to the second floor, single garage and rear garden. EPC Rating - C. Freehold.

Entrance Hall

Having doors to the kitchen/diner and family room, stairs rising to the first floor with under stairs storage cupboard, door to ground floor W.C and central heating radiator.

W.C

Fitted with a two-piece suite comprising: W.C and wash hand basin, having tile effect flooring and a double panel radiator.



Family Room

12'5" (m) x 9'1" (m) (3.79 (m) x 2.78 (m))

Having uPVC double glazed window to the front elevation and a double panel radiator.

Kitchen/Diner

8'5" x 19'3" (2.59 x 5.89)

A lovely light and bright kitchen dining room, being fitted with a good range of white base and wall mounted units with roll top work surface over, inset stainless sink and drainer, cupboard housing the gas central heating boiler, built in dishwasher, built in fridge/freezer, electric fan assisted oven and grill with four ring gas hob and chimney style extractor fan over. Having tiled flooring and uPVC double glazed window, full opening french doors to the rear elevation and a double panel radiator.

First Floor Landing

Having doors to two bedrooms and the living room, a radiator and stairs rising to second floor.

Living Room

9'5" x 15'9" (2.88 x 4.82)

Having two uPVC double glazed full opening double french doors with a Juliet balcony to the front elevation, two double panel radiators and a television point.

Bedroom Four

8'3" x 8'5" (2.52 x 2.57)

UPVC double glazed window to the rear elevation and a double panel radiator.

Bedroom Three

8'3" x 10'0" (2.52 x 3.07)

UPVC double glazed window to the rear elevation and a double panel radiator.

Second Floor Landing

Having a double panel radiator, doors to bedrooms one, bedroom three and family bathroom.

Master Bedroom

9'5" (m) x 13'7" (m) (2.88 (m) x 4.15 (m))

Two uPVC double glazed windows to the front elevation, two double panel radiators, built in wardrobes and door to en-suite.

En-suite

6'0" x 6'5" (1.83 x 1.96)

Three piece suite comprising: W.C, wash basin set into a vanity storage unit, fully tiled shower cubicle, tiled flooring and a double panel radiator.

Bedroom Two

8'0" x 12'6" (2.45 x 3.83)

UPVC double glazed window to the rear elevation and a double panel radiator

Family Bathroom

10'10" (m) x 6'4" (m) (3.31 (m) x 1.95 (m))

Fitted with a three piece suite comprising: W.C, pedestal wash basin, panel bath with glass shower screen and shower over. UPVC obscure glass window to rear elevation, tile effect flooring, double panel radiator and door to airing cupboard.

Outside

Rear garden, laid mainly to lawn with shrub planted borders, flag stone patio area, ideal for entertaining and alfresco dining, steps leading up to rear timber pedestrian gate, accessing the car parking space and garage.

Garage

Single garage, having up and over garage door to the front elevation and a parking space in front.



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.

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Money Laundering Regulations

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