



Langdale Grove, Bingham

Nottingham, Nottinghamshire, NG13 8SR

NEWTONFALLOWELL 

Langdale Grove, Bingham
Nottingham, Nottinghamshire, NG13 8SR
£159,950

Offered to the market is this extended two double bedroom home located within the popular market town of Bingham. Accommodation comprises: Entrance hall, living room, open plan kitchen dining area, ground floor w.c., two double bedrooms, family bathroom, front and rear gardens. No Upward Chain. EPC Rating - E. Freehold.

Entrance Hall

UPVC double glazed front door and door to the Living Room.

Living Room

11'6" x 18'0" (max) (3.53 x 5.51 (max))

UPVC double glazed window to the front elevation, wood effect laminate flooring, door to the Kitchen Diner and stairs rising to the first floor.

Kitchen Area

12'2" x 11'6" (3.73 x 3.52)

Fitted with a range of base and wall mounted units with work surface over, stainless steel sink and drainer, electric oven and four ring gas hob with extractor fan over, space for appliances, tiled floor and open through to the Dining Area.



Dining Area

9'2" x 10'9" (max) (2.81 x 3.30 (max))

Continuation of the tiled flooring, uPVC double glazed French doors to the rear garden and door to W.C.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, uPVC double glazed window and tiled flooring.

Landing

Doors to the Bedroom and Bathroom accommodation.

Bedroom One

9'3" x 11'6" (2.82 x 3.52)

UPVC double glazed window

Bedroom Two

9'2" x 11'6" (2.80 x 3.52)

UPVC double glazed window

Family Bathroom

8'7" x 4'10" (2.63 x 1.49)

Fitted with a three piece suite comprising: W.C. pedestal wash basin and panel bath with shower over, tile effect flooring and airing cupboard.

Rear Garden

Laid mainly to lawn and having pedestrian access to the rear of the garden and garage.

Outside to the Front

There is a front garden laid to lawn with pathway leading to the entrance.

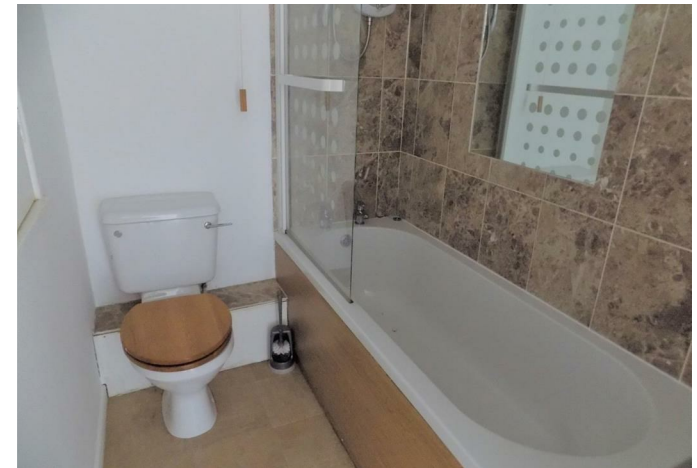
Note

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.

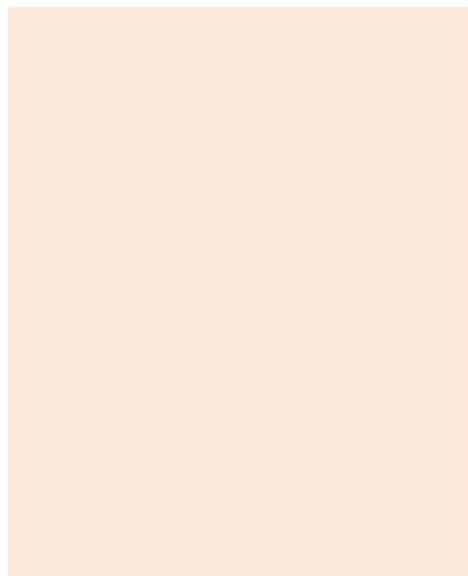
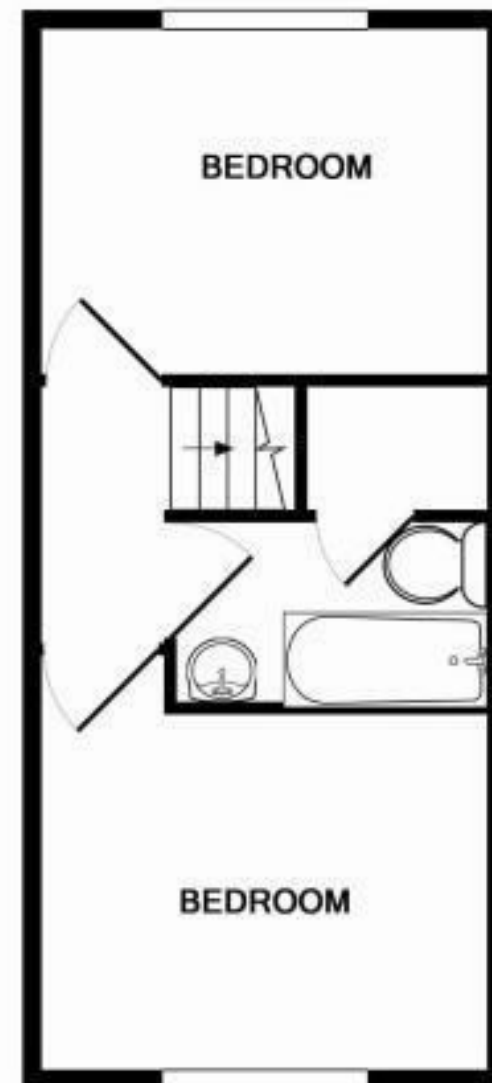
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this 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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	52
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



NEWTON
FALLOWELL

t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk