



**35 Brendon Grove, Bingham,
Nottinghamshire, NG13 8TN**

£159,950
Tel: 01949 836678

 **RICHARD
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An opportunity to purchase a two bedroom end town house located within this popular established development, close to local bus stops and amenities.

The property is tastefully presented throughout and benefits from UPVC double glazing and gas central heating.

The accommodation comprises open storm porch leading into an entrance hall, the main reception links into both a modern fitted kitchen as well as the useful addition of a conservatory at the rear which provides further versatile reception space. To the first floor there are two bedrooms and bathroom.

The property occupies a corner plot which has been landscaped for low maintenance with double width driveway to the front and to the rear a low maintenance gravel and decked courtyard style garden enclosed by panelled fencing, with useful timber storage sheds and workshop, the garden benefits from a south to westerly aspect.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

AN OPEN SIDED STORM PORCH WITH UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

3'11 x 3'2 (1.19m x 0.97m)

Having wall mounted electrical consumer unit, wood effect laminate flooring and open doorway leading through into:

SITTING ROOM

17'1 x 9'3 (5.21m x 2.82m)



Having wall mounted feature electric fireplace, wood effect laminate flooring, central heating radiator, understairs storage cupboard and bi-fold door leading through into:



KITCHEN

8'10 x 7'5 (2.69m x 2.26m)



Fitted with a range of wall, base and drawer units, rolled edge laminate preparation surfaces with inset stainless steel sink and drainer unit, plumbing for washing machine, electric cooker with four ring ceramic hob over and filter hood above, continuation of the laminate flooring, wall mounted gas central heating boiler and double glazed window to the front.



From the sitting room a sliding patio door leads through into:

CONSERVATORY

9'4 x 6'10 (2.84m x 2.08m)



A useful addition to the property providing further versatile reception space and overlooking the rear garden, wood effect laminate flooring, pitched insulated roof, windows to three elevations and French doors leading out into the garden.

FROM THE LIVING ROOM A STAIRWELL WITH CENTRAL HEATING RADIATOR AND STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having access to loft space and doors to:

BEDROOM 1

12'1 x 9'4 (3.68m x 2.84m)



Having aspect to the rear, overstairs storage cupboard, central heating radiator and UPVC double glazed window.

BEDROOM 2

8'11 x 5'10 (2.72m x 1.78m)



Having aspect to the front, central heating radiator and UPVC double glazed window.

BATHROOM

6'4 x 5'9 (1.93m x 1.75m)



Having panelled bath with wall mounted Mira Sport electric shower and glass screen, close coupled wc, pedestal wash basin, tiled walls, central heating radiator, inset downlighters to the ceiling and UPVC double glazed window to the front.

EXTERIOR

The frontage is low maintenance to maximise off road parking with double width driveway and timber double door giving access into:

LEAN-TO STORAGE SHED

9'8 x 6'4 (2.95m x 1.93m)

Currently used as a utility area with pitched roof, power and light and further timber ledge and brace door at the rear giving access into the rear garden.

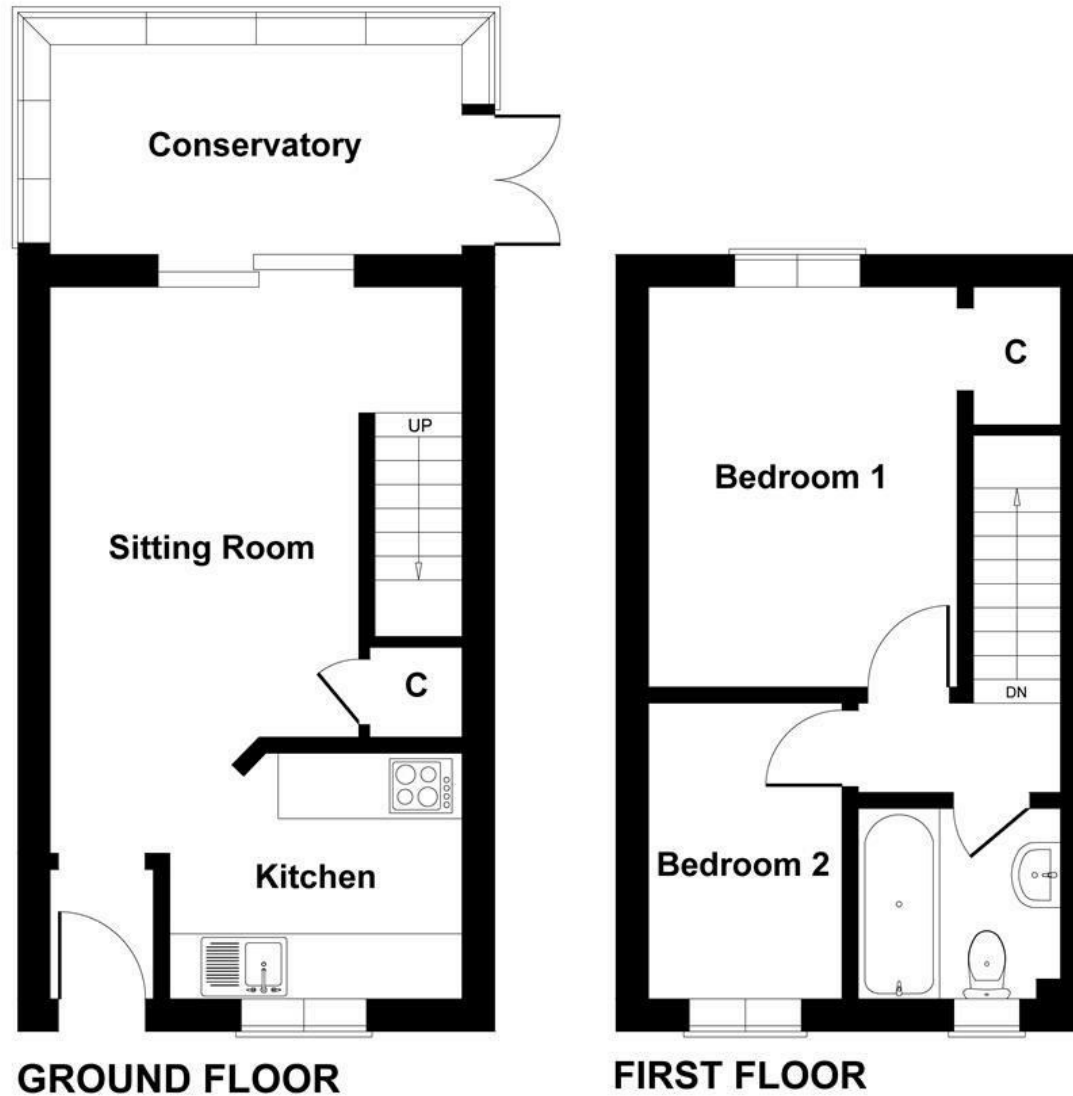
REAR GARDEN



Having initial hard standing area with two timber sheds, the garden having been landscaped for low maintenance with gravel and timber deck terrace, enclosed by panelled fencing and benefitting from a south westerly aspect.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band A.



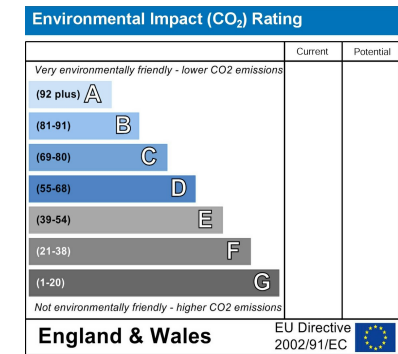
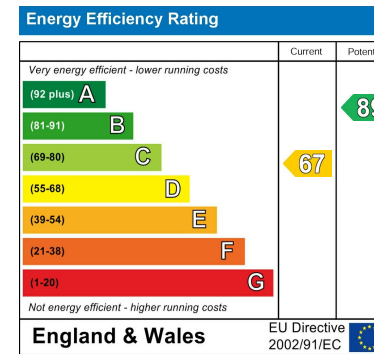
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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