



Charlock Gardens, Bingham, Nottingham





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- CONTEMPOARY SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO AMENITIES
- MODERN FITTED KITCHEN & BATHROOM
- WONDERFUL & WELL-APPOINTED REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- EXTENSIVE MULTI-VEHICLE DRIVEWAY
- IDEAL FIRST TIME PURCHASE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

AN IMPRESSIVE PLOT!...

Take a look at this LOVELY semi-detached home, occupying an enviable position in a hugely desirable residential area, close to a vast array of excellent on-hand amenities in the popular market town of Bingham. Promoting ease of access onto the A52 and A46 with great links to Newark and Nottingham.

This attractive CONTEMPORARY GEM has been tastefully presented and lends itself as an ideal first time home. Ready and waiting for your immediate appreciation!... The only thing that's missing... IS YOU!

The property promotes a FREE-FLOWING LAYOUT comprising: Entrance hall, a spacious BAY-FRONTED lounge, open-plan through to a separate dining room and a modern fitted kitchen. The first floor landing leads into a CONTEMPORARY BATHROOM and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by EXTENSIVE FITTED WARDROBES.

Externally...YOU'RE IN FOR A REAL TREAT...As the property occupies a WONDERFULLY GENEROUS REAR GARDEN. Having been beautifully maintained, retaining a vast degree of privacy and enjoying a LOVELY RAISED SEATING TERRACE. Accessed via the French doors in the dining room.

The front aspect promotes a MULTI-VEHICLE DRIVEWAY, with sufficient space/ scope for the construction of a garage. Subject to relevant approvals.

Additional benefit of this BRIGHT AND BEAUTIFUL HOME include uPVC double glazing and gas fired central heating. Promising to be the PERFECT PLACE TO CALL HOME!.. Step inside and gain a full sense of appreciation for the convenient location, magnificent garden and superb presentation!

Guide Price £260,000



ENTRANCE HALL:	5'7 x 3'9 (1.70m x 1.14m)
SPACIOUS BAY-FRONTED LOUNGE:	16'5 x 10'8 (5.00m x 3.25m)
Max measurements provided into bay-window.	
DINING ROOM:	10'3 x 7'8 (3.12m x 2.34m)
MODERN FITTED KITCHEN:	10'3 x 6'9 (3.12m x 2.06m)
FIRST FLOOR LANDING:	7'6 x 6'2 (2.29m x 1.88m)
MASTER BEDROOM:	12'5 x 8'6 (3.78m x 2.59m)
Max measurements provided up to extensive fitted wardrobes.	
BEDROOM TWO:	10'3 x 7'1 (3.12m x 2.16m)
BEDROOM THREE:	7'7 x 7'6 (2.31m x 2.29m)
Max measurements provided.	
CONTEMPORARY FAMILY BATHROOM:	6'10 x 6'4 (2.08m x 1.93m)

EXTERNALLY:

The property occupies a lovely position, within a hugely popular residential area, close to amenities and main road links. The front aspect provides a a lawned garden with a paved pathway, leading to the front entrance door with external wall light, concealed electricity meter and sloped roof storm canopy. There is dropped kerb vehicular access onto a MULTI-CAR TANDEM DRIVEWAY. Open front and side boundaries. A left sided timber personal gate opens into the WELL-APPOINTED and HIGHLY PRIVATE rear garden. Promoting a perfect family-friendly external space. Predominantly laid to lawn with complementary planted side borders. Hosting a range of established bushes and shrubs. There is a large, raised paved seating terrace, accessed via the uPVC double glazed French doors in the dining room, with an outside tap, double external power socket and provision for a garden shed. The garden enjoys a vast degree of privacy with fenced side and rear boundaries.





Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 720 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Rushcliffe Borough Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (69)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

The popular market town of Bingham is situated on the edge of the Value of Belvoir. Boasting ease of access onto A52 and upgraded A46. Promoting links to Newark, Nottingham, Leicester and Grantham. There is a convenient train station, with links to Nottingham, Boston and Grantham.

Bingham benefits from a wide-range of excellent local amenities including a good selection of well-known high street brands, a range of supermarkets, independent shops, takeaways, coffee houses, cafe's, public houses, medical centre, pharmacy and dentist. There is a local leisure centre and popular primary/secondary schools nearby, which include Toot Hill Academy and The Robert Miles Junior School.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

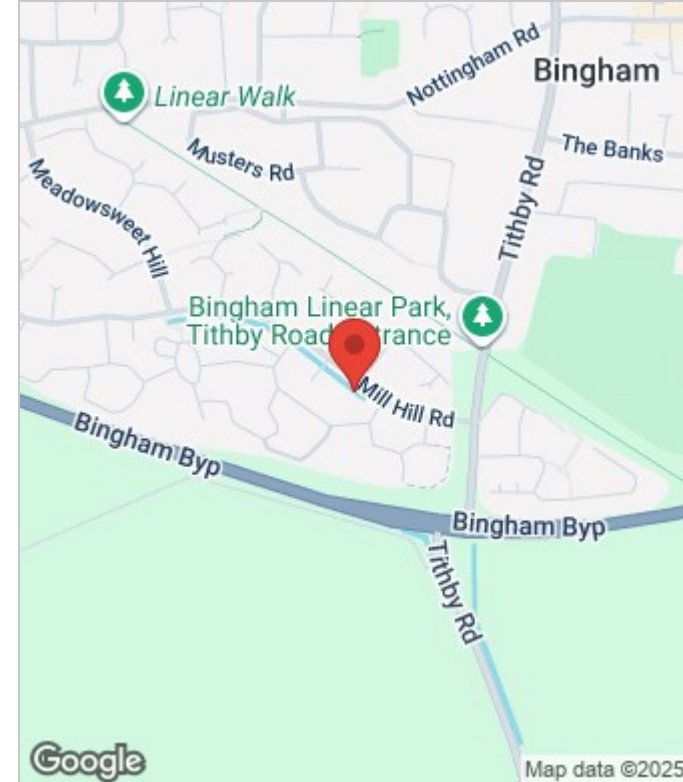
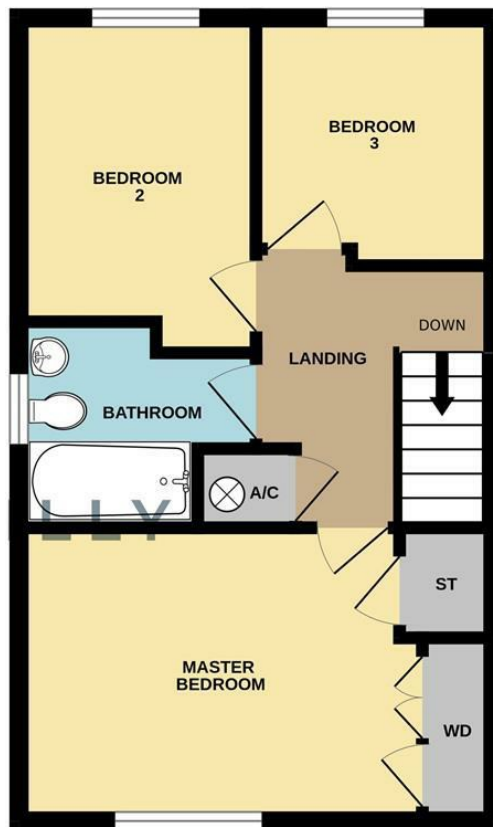




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 