



**Grizedale Grove, Bingham**  
Nottingham, Nottinghamshire, NG13 8SQ

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NG13 8SQ  
£229,950

Offered to the market is this extended, two double bedroom semi-detached home situated down a quiet cul-de-sac in the popular market town of Bingham, having desirable school catchments, road links, transport and amenities. Accommodation comprises: Entrance Hall, extended contemporary kitchen diner, living room, two double bedrooms, modern family bathroom, off street parking and gardens. EPC - D. Freehold.



### Entrance

UPVC double glazed obscure glass door into Entrance Hall.

### Entrance Hall

Oak door to good sized understairs storage cupboard and Oak and glass doors to the Living Room and Kitchen Diner.

### Kitchen Diner

**18'2" x 12'0" (max) (5.55 x 3.68 (max) )**

This light and bright, extended Kitchen Dining Room is fitted with contemporary white high gloss base units with solid wooden work surface over, inset stainless steel sink and drainer with mixer tap over, built-in dishwasher, built-in electric fan assisted oven and grill with five ring gas hob and chimney style extractor fan over, space and plumbing for washing machine and further under counter appliance, space for full size fridge freezer, wall mounted gas combination boiler, tiling to splash backs and preparation areas, tile effect flooring, two double panel radiators, uPVC double glazed French doors accessing the Rear Garden and two uPVC double glazed windows to the side elevation.

### Living Room

**13'8" x 12'0" (4.17 x 3.66)**

UPVC double glazed bay window to the front elevation, stairs rising to the first floor, television point and double panel radiator.

### Landing

Doors to the Bedroom and Bathroom accommodation, uPVC double glazed window to the side elevation and loft access.

### Bedroom One

**8'7" x 12'1" (2.63 x 3.70)**

UPVC double glazed window to the front elevation and double panel radiator.

### Bedroom Two

**8'8" x 12'1" (2.65 x 3.70)**

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

### Family Bathroom

**9'5" x 4'9" (2.88 x 1.47)**

Fitted with a three piece white suite comprising: W.C., pedestal wash basin and panel bath with electric shower over, tiled flooring, tiling to wet areas, extractor fan and good size storage cupboard.

### Outside to the Front

The front garden has been mainly laid to lawn and a driveway providing off street parking.

### Rear Garden

Immediately to the rear of the property is a flagstone and gravel patio area leading onto a shaped lawn with inset tree and shrub borders, timber sheds ideal for storage, further patio area to the rear of the garden and timber gate accessing the front elevation.

### 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.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>



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



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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