



Beech Avenue,
Bingham, NG13 8DN

 **NEWTON
FALLOWELL**

**Beech Avenue,
Bingham, NG13 8DN
£280,000**

Offered to the market is this spacious, four bedroom, detached home. Located in the popular market town of Bingham within the desirable school catchments for Carnarvon Primary and Toot Hill Comprehensive. Accommodation comprises: Entrance hall / utility, kitchen, dining room, living room, ground floor w.c. four bedrooms, family bathroom, garage and gardens. EPC rating - TBC. Council Tax Band - D. Freehold. No Upward Chain.

Entrance

UPVC double glazed door into Entrance Hall / Utility Room / Study.

Entrance Hall / Utility Room / Study

8'11" max x 23'7" max (2.72 max x 7.20 max)

UPVC double glazed window and door to the Dining Room.

Dining Room

11'4" x 11'2" (3.46 x 3.42)

Large double glazed patio door to the Rear Garden, wood effect flooring and open through to the Kitchen.



Kitchen

8'5" x 9'7" (2.57 x 2.94)

Fitted with a range of base and wall mounted units with work surface over, inset sink, space and plumbing for washing machine and slim-line dishwasher, built-in electric double oven with four ring gas hob and extractor fan over, uPVC double glazed window to the rear elevation, continuation of the wood effect flooring and open through to Rear Hall.

Rear Hall

UPVC double glazed door to the side elevation, returning staircase rising to the first floor with good sized under stairs storage cupboard, door to the Living Room and door to the W.C.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin and uPVC double glazed window to the side elevation.

Living Room

11'1" x 20'1" (3.38 x 6.13)

Two uPVC double glazed windows to the front elevation and open fire.

Landing

Doors to the Bedroom and Bathroom accommodation and airing cupboard.

Bathroom

5'6" x 9'1" (1.70 x 2.79)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with chrome rain shower over and two uPVC double glazed windows to the side elevation.

Bedroom One

11'2" x 11'3" (3.42 x 3.43)

UPVC double glazed window to the rear elevation and built-in storage cupboard.

Bedroom Two

11'0" max x 11'1" max (3.36 max x 3.38 max)

UPVC double glazed window to the front elevation and built-in storage cupboard.

Bedroom Three

7'11" x 9'10" (2.42 x 3.00)

UPVC double glazed window to the front elevation.

Bedroom Four

8'2" x 8'7" (2.49 x 2.62)

UPVC double glazed window to the rear elevation and built-in storage cupboard.

Garage

Electric garage door, light and power and pedestrian door.

Outside

There is a Front Garden with pathway leading to the front entrance and the Rear Garden has been laid to lawn and patio.

Agents Note

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

There is broadband in the area and mobile phone signal. Very 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#>

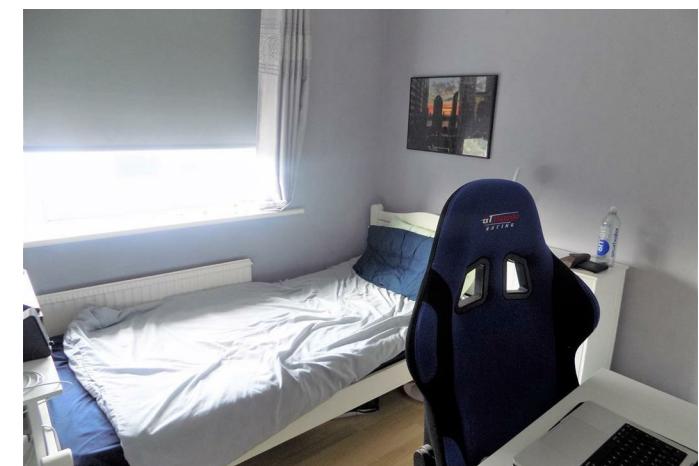
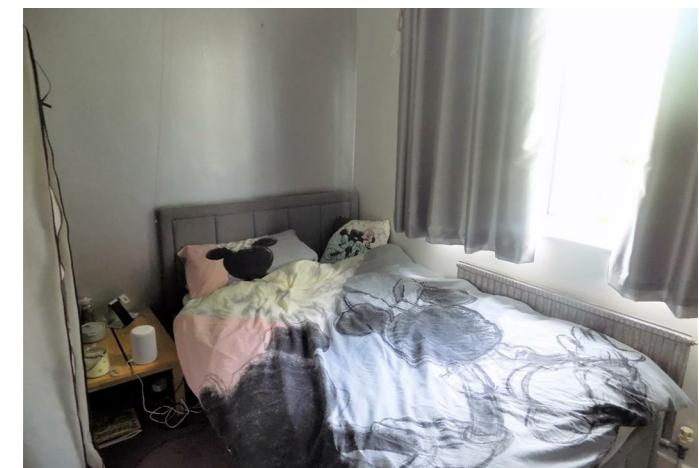
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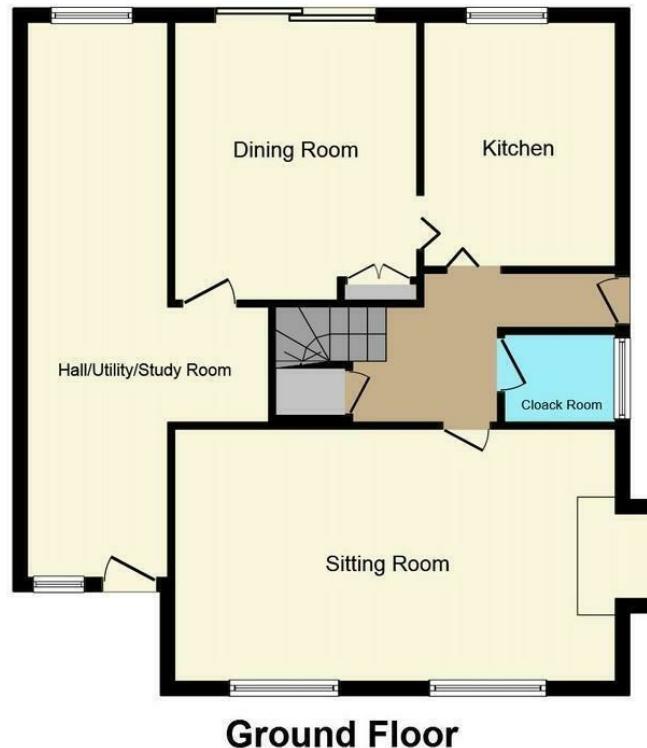
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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