



Squires Grove, Bingham
Nottingham, NG13 7AW

 **NEWTON
FALLOWELL**

**Squires Grove, Bingham
Nottingham, NG13 7AW
Offers In Excess Of £220,000**

Offered to the market is this Two Double Bedroom, Semi-Detached Home. Located on the popular Romans Quarter within the desirable Market Town of Bingham set within highly regarded school catchments. Accommodation comprises: Entrance hall, Living Room, Kitchen Diner, Ground Floor W.C., Landing, Two Double Bedrooms, Family Bathroom, Rear Garden, Off-street Parking and still within its 10 year builders guarantee. Council Tax band - B. EPC Rating - B. Freehold.

Entrance

Double glazed door into Entrance Hall.

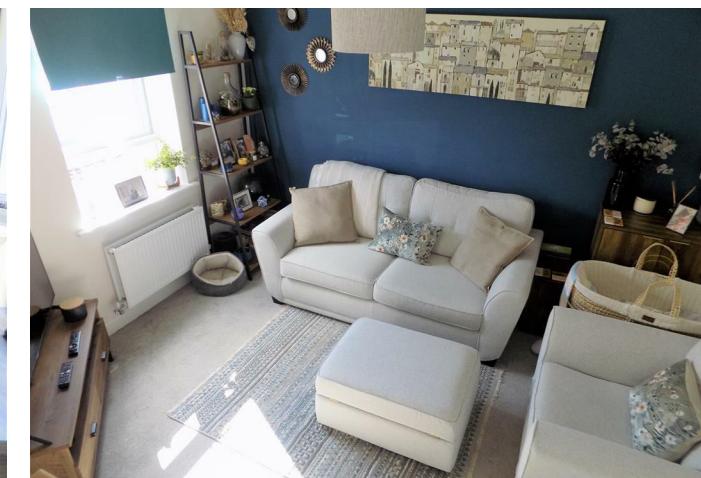
Entrance Hall

White panel door to the Living Room.

Living Room

12'10" max x 11'11" max (3.92 max x 3.65 max)

UPVC double glazed window to the front elevation, television point, stairs rising to the first floor and white panel door to the Kitchen Diner.



Kitchen

12'2" max 12'10" max (3.72 max 3.92 max)

White panel doors to the Ground Floor W.C. and under stairs storage cupboard, fitting with a good range of modern base and wall mounted units with wood effect work surface over, space and plumbing for washing machine, space for fridge freezer, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over and uPVC double glazed French doors with side panels leading to the Rear Garden.

Ground Floor W.C.

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

Landing

7'6" x 12'10" (2.30 x 3.92)

White panel doors to the Bedroom and Bathroom accommodation.

Bedroom One

9'3" x 12'10" (2.84 x 3.92)

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

Bedroom Two

UPVC double glazed window to the rear elevation.

Family Bathroom

6'6" x 6'0" (1.99 x 1.84)

Fitted with a three piece suite comprising: W.C. wash basin and panel bath with chrome shower over and having uPVC double glazed window to the side elevation.

Rear Garden

Laid mainly to lawn with timber pedestrian gate leading to the side and front of the property.

Outside to the Front

There is a driveway providing off street parking for two vehicles and having an electrical vehicle charging point.

Money Laundering Regulations

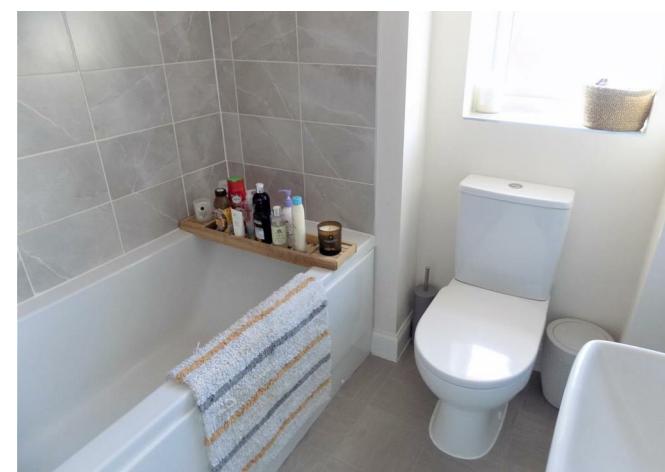
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

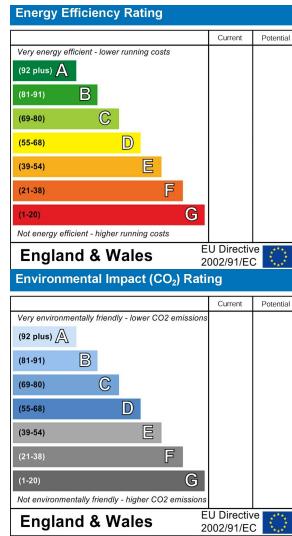
Note



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.





t: 01949839839
e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

