



Fairfield Street, Bingham
Nottingham, NG13 8FB



**Fairfield Street, Bingham
Nottingham, NG13 8FB
£595,950**

Offered to the market is this spacious and versatile Detached home with a Separate Annex situated on approximately 0.21 acres plot just a short walk away from the Town Centre. Accommodation comprises:

Main House: Porch, Large Entrance Reception, Living / Dining Room, Conservatory, Dining Kitchen, Office / Family Room, W.C., Three Bedrooms, Shower Room and Garage. Self-Contained Annex comprising: Living Room, Kitchen, Shower Room and One Bedroom. There is also a Driveway providing parking for Multiple Vehicles with EV Charger and enclosed Rear Garden with Established Plants, Shrubs and Trees. Freehold. EPC Rating - D. Council Tax Band - D and A

Entrance Porch

UPVC double glazed front door and windows, quarry tiled flooring and wooden and glazed door and windows to the Reception Hall.

Reception Hall

A spacious and welcoming reception with stairs rising to the first floor and doors to the main house accommodation.



W.C.

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

Office / Family Room

9'7" max x 8'10" max (2.93 max x 2.71 max)
UPVC double glazed window to the front elevation.

Living Area

13'11" max x 12'5" max (4.25 max x 3.81 max)
UPVC double glazed patio doors to the Conservatory, step up to the Dining Area and having feature fireplace.

Dining Area

11'10" max x 11'6" max (3.61 max x 3.52 max)

Conservatory

8'6" max x 8'2" max (2.61 max x 2.50 max)
UPVC double glazed construction with French doors leading out to the Garden.

Kitchen Diner

22'1" max x 12'11" max (6.74 max x 3.94 max)
Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for dishwasher, space for electric cooker, space for fridge freezer, uPVC double glazed window and patio doors to the Rear Garden, door to walk-in Utility Cupboard and Rear Lobby.

Utility Cupboard

Space and plumbing for washing machine and further appliance.

Rear Lobby

Door to the side elevation leading to the front door of the Annex and door to the Garage.

Landing

Doors to the Bedrooms and Shower Room and having built-in storage cupboard.

Bedroom One

12'4" max x 11'10" max (3.77 max x 3.63 max)
UPVC double glazed window and built-in wardrobes and under eaves storage

Bedroom Two

12'2" max x 11'10" max (3.72 max x 3.61 max)
UPVC double glazed window and built-in wardrobes and under eaves storage

Bedroom Three

9'6" max x 8'0" max (2.92 max x 2.45 max)
UPVC double glazed window and built-in wardrobes

Shower Room

Fitted with a three piece suite comprising: Shower cubicle, wash basin and W.C. tiling to all walls and uPVC double glazed window.

Annex

UPVC double glazed front door.

Annex Kitchen

12'11" max x 9'7" max (3.95 max x 2.94 max)
Fitted with a good range of white high gloss base and wall mounted units with work surface over, built-in fridge freezer, space for electric cooker, inset sink and drainer, wall mounted gas central heating boiler, UPVC double glazed window to and door to the Rear Garden and door to the Living Room.

Annex Living Room

16'7" x 12'11" (5.07 x 3.94)
Large Patio doors and bay window looking out to the Rear Garden, television point and feature fireplace.

Annex Shower Room

Fitted with a Three piece suite comprising: W.C. wash basin and walk-in shower, uPVC double glazed window and tiling to all walls.



Annex Bedroom

13'6" x 8'6" (4.12 x 2.61)

UPVC double glazed windows to two elevations and built-in wardrobes.

Garage

17'2" x 8'11" (5.24 x 2.72)

Garage door to the front, light and power.

Outside to the Rear

There is a good sized patio area to the rear of the property and leading to the Annex, a further patio to the side of the conservatory, good sized shaped lawn with mature planted borders, gravel area with inset trees and shrubs with pedestrian gate to the front.

Outside to the Front

There is a driveway providing off street parking, pedestrian gate to the Rear Garden and pedestrian access to the Annex and Main House.

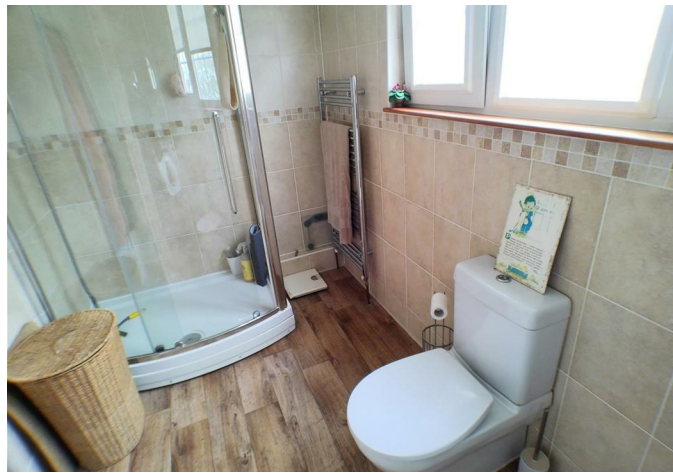
Agents Note

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#>





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.

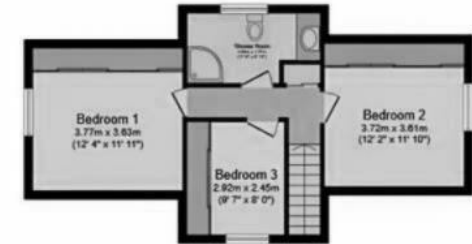




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



Ground Floor



First Floor

Total floor area 220.6 m² (2,374 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

