



Milburn Grove, Bingham
Nottingham, NG13 8SP

 **NEWTON
FALLOWELL**

Milburn Grove, Bingham
Nottingham, NG13 8SP
£335,000

Offered to the market is this Stunning, Three Bedroom, Detached Family Home. Situated in a quiet cul-de-sac, this extended and versatile home offers beautifully appointed accommodation comprising: Entrance Porch, Living Room with log burning stove and Amtico flooring opening through to the contemporary and extended Kitchen Diner, Family Room, Three Bedrooms, modern family Bathroom, Landscaped Rear Garden and driveway providing off street parking. Council Tax Band - C. EPC Rating - C. Freehold.

Entrance

Double glazed front door into Entrance Porch.



Entrance Porch

UPVC double glazed window to the side elevation, Amtico flooring and wooden and glazed door to the Living Room.

Living Room

11'1" max x 21'7" max (3.39 max x 6.60 max)

A light and bright primary reception room with UPVC double glazed window to the front elevation, open through to the contemporary extended Kitchen Diner, television point, continuation of the Amtico flooring, feature log burning stove and Oak doors to the stairs and Family Room.

Kitchen Diner

18'5" max x 17'11" max (5.63 max x 5.47 max)

A stunning contemporary Kitchen Diner being fitted with a good range of base and wall mounted units with solid wooden worktops, feature island, inset Butlers style sink with tradition style taps, built-in dishwasher, washing machine and microwavable oven, space for Range cooker with extractor fan over, space for American style fridge freezer, television point, wall mounted air-conditioning unit, continuation of the Amtico floor, two double glazed Velux Skylights and feature Bi-folding doors leading out to the Rear Garden.

Rear Garden

Immediately to the rear of the property is a good sized decked area ideal for entertaining and alfresco dining leading onto a shaped lawn with raised planted borders, further patio area to the rear of the garden with timber shed ideal for storage and pedestrian access leading to the front.

Family Room

19'3" x 7'8" (5.89 x 2.34)

UPVC double glazed window to the front elevation and television point.

Landing

UPVC double glazed window to the side elevation, solid wooden Oak doors to the first floor accommodation and having loft access.

Bedroom One

8'10" x 13'1" (2.70 x 4.00)

UPVC double glazed window to the front elevation.

Bedroom Two

8'3" max x 12'2" max (2.52 max x 3.71 max)

Two uPVC double glazed windows to the rear elevation.

Bedroom Three

7'7" x 10'5" (2.33 x 3.18)

UPVC double glazed window to the front elevation.

Family Bathroom

7'1" max x 7'6" max (2.16 max x 2.31 max)

Fitted with a contemporary three piece suite comprising: W.C., wash basin and panel bath with traditional styled taps and rain shower, traditional styled heated towel rail, tiled flooring, uPVC double glazed window to the rear elevation and solid Oak door to good sized storage cupboard housing the gas central heating boiler.

Outside to the Front

There is a block paved driveway providing off street parking for several vehicles.

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#>



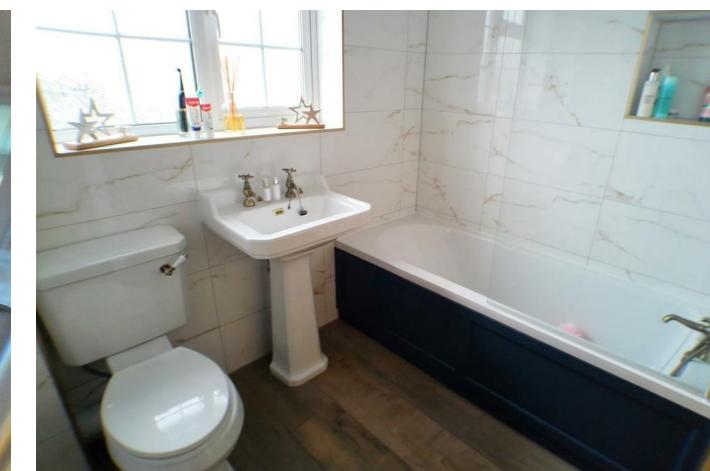
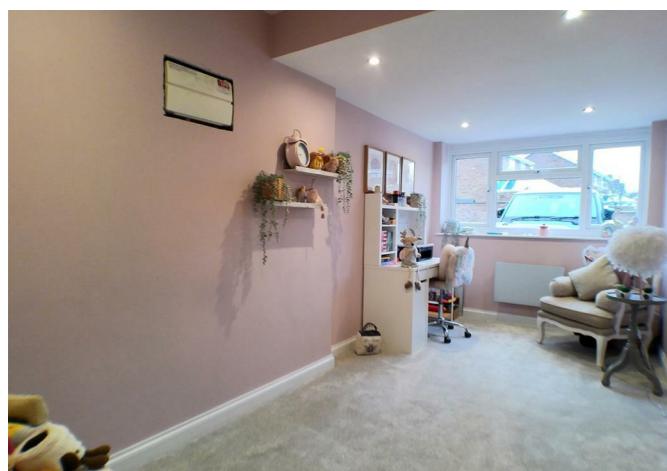
Money Laundering Regulations

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.

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GROUND FLOOR

1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	EU Directive 2002/91/EC	



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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