



Lune Way, Bingham
Nottingham, Nottinghamshire, NG13 8YX



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Offered to the market is this Four Bedroom, Link-Detached family home located in the desirable Market Town of Bingham with popular school catchments, an array of local amenities and good transport links. Accommodation comprising: Entrance hall, large light and bright living / dining room, breakfast kitchen, ground floor w.c., landing, four bedrooms, master having en-suite shower room, family bathroom, garage, landscaped rear garden and off street parking. EPC Rating- C. Council Tax Band - D. Freehold.

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A lovely welcoming reception with stairs rising to the first floor, Karndean flooring and doors to the ground floor accommodation.

Ground Floor W.C.

Fitted with a two piece suite comprising@ Low flush W.C. and wash hand basin.



Living / Dining Room

29'11" max x 8'9" max (9.14 max x 2.67 max)

A spacious and light primary reception room with uPVC double glazed bay window to the front elevation and double glazed doors leading out to the Rear Garden, Karndean flooring, door to the Breakfast Kitchen and television point.

Breakfast Kitchen

14'0" x 10'2" (4.27 x 3.1)

Fitted with a modern range of neutral white base and wall mounted units with complementary wood effect butchers block style work surface over, inset stainless steel single drainer sink unit with one and half bowl and mixer tap, integrated Smeg appliances including: Fridge, freezer, oven, dishwasher, grill and hob with extractor, space and plumbing for an automatic washing machine and tumble dryer, tiled flooring and door to the side elevation.

Landing

Doors to the Bedroom and Bathroom accommodation and loft access.

Master Bedroom

10'5" max x 9'2" (to wardrobes) (3.2 max x 2.8 (to wardrobes))

UPVC double glazed window to the front elevation, built-in wardrobes and door to the En-Suite.

En-Suite

Fitted with a three piece suite comprising: Shower cubicle with shower, pedestal hand wash basin and low level WC. and uPVC double glazed window to the side elevation.

Bedroom Two

10'0" x 9'3" (3.05m x 2.84m)

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

Bedroom Three

9'6" x 6'9" (2.92 x 2.06)

UPVC double glazed window to the rear elevation.

Bedroom Four

9'6" max x 6'6" max (2.92 max x 2 max)

L-Shaped with uPVC double glazed window to the front elevation and cupboard housing the hot water tank.

Family Bathroom

Fitted with a three piece suite comprising: Panel bath, w.c. and pedestal wash basin.

Garage

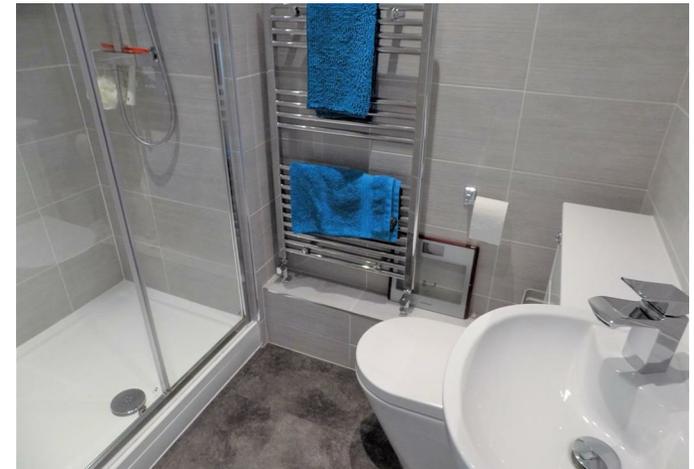
Garage door to the front, pedestrian door to the side elevation and having light and power.

Rear Garden

The Rear Garden is mainly laid to lawn with a patio and separate raised decking area which is perfect for entertaining and al fresco dining.

Outside to the Front

There is a mature planted front garden with driveway to the side providing off street parking and electric vehicle charging point which leads up to the Garage.



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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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