



**Langdale Grove, Bingham**  
Nottingham, Nottinghamshire, NG13 8SS

# Langdale Grove, Bingham Nottingham, Nottinghamshire, NG13 8SS £185 000

Offered to the market is this, Two Double Bedroom, End Terrance located down a peaceful cul-de-sac within the popular market town of Bingham. Accommodation comprises: Kitchen, spacious Living Room, Two Double Bedrooms, Family Bathroom, enclosed private Rear garden, Front Garden and parking space. EPC - TBC. Council Tax Band - B. Freehold. No Upward Chain.

## Entrance

UPVC double glazed front door into Kitchen.

## Kitchen

6'11" x 12'2" (2.12 x 3.71)

Fitted with a good range of cream fronted base and wall mounted units with solid wooden work surface, inset sink and drainer, built-in electric fan assisted oven and grill, space and plumbing for washing machine, space for fridge freezer, cupboard housing the gas central heating boiler (Last serviced February 2025), tiled flooring, uPVC double glazed window to the front elevation and door to the Living Room.

## Living Room

16'4" x 12'2" (4.99 x 3.72)

UPVC double glazed window and door to the Rear Garden, television point, wood effect laminate flooring and spiral staircase to the first floor.



### Landing

Doors to the Bedroom and Bathroom accommodation.

### Bathroom

**4'7" x 7'3" (1.41 x 2.21)**

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with shower over, uPVC double glazed window to the side elevation and wood effect cushion flooring.

### Bedroom One

**8'2" x 12'2" (2.51 x 3.73)**

UPVC double glazed window to the rear elevation.

### Bedroom Two

**7'1" x 12'3" (2.16 x 3.74)**

UPVC double glazed window to the front elevation.

### Rear Garden

Immediately to the rear of the property is an automatic sensor light onto the patio area leading onto a shaped lawn with planted borders and a further patio area to the rear of the garden ideal for entertaining and alfresco dining and there is a timber pedestrian gate.

### Outside to the Front

The Front Garden is laid to lawn.

### Parking

There is an allocated parking space.

### Agents Note

This property has mains gas central heating (Serviced in February 2025) mains drains, water and electric (Last checked February 2023)

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#>

### 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

