



17 Squires Grove,  
Roman Quarter, Bingham, NG13 7AW



# 17 Squires Grove, Roman Quarter, Bingham, NG13 7AW

Thomas James are delighted to offer this modern semi detached home to the market.

Immaculately well presented and with a wonderful contemporary air to it, the property provides accommodation arranged over two floors including an entrance hall, a living room, a dining kitchen, and wc on the ground floor, with the first floor landing giving access to two double bedrooms (one with an en-suite shower room), a single bedroom, and the family bathroom.

Benefiting from gas central heating, UPVC double glazing and the remaining years of the NHBC warranty, the property has numerous upgrades throughout, Hillarys shutters to the windows on the front elevation, and Hillarys blinds to the windows on the rear elevation.

The property has a low maintenance landscaped garden to the rear, and a driveway (with an electric vehicle charging point) at the side, providing off road parking for up to two vehicles.

Built by Barratt Homes and enjoying a pleasant position on the popular Romans Quarter development, on the outskirts of the market town of Bingham, the property is within easy reach of an excellent range of local facilities including shops, primary and secondary schools, doctors, dentists, a leisure centre and a railway station with links to Nottingham and Grantham.

Viewing is essential!

Asking Price £279,995





## ACCOMMODATION

The composite entrance door at the front of the property opens into the entrance hall. From the entrance hall, stairs rise to the first floor, and there are doors into the living room and the ground floor wc.

The spacious living room overlooks the front, and from here a door leads into the dining kitchen. Spanning the width of the property, the dining kitchen has a range of high gloss wall, drawer and base units in white, with under cabinet lighting and square edge work surfaces, plus integrated appliances including a dishwasher, a washing machine, a fridge/freezer, an electric oven, and a four ring gas hob. The wall mounted central heating boiler is housed in a cabinet, there is a large store cupboard, a window overlooking the rear, and French doors opening to the rear garden.

On reaching the first floor, the landing gives access to two double bedrooms (the master with a range of fitted wardrobes, and an en-suite shower room), a single bedroom, the fitted family bathroom, and the loft hatch which gives access to the professionally boarded loft space above.

## OUTSIDE

At the front of the property the garden area is laid to shrub beds, with an electric vehicle charging point, and a pathway to the entrance door (with porch light).

The tandem driveway at the side of the property provides off road parking for up to two vehicles, has security lighting, and gives timber gated access to the rear garden.

To the rear of the property there is a low maintenance garden with a larger than average patio seating area, a shaped lawn, and shrub beds. Timber fence enclosed, the garden also houses a timber storage shed and benefits from security lighting.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,072.40.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



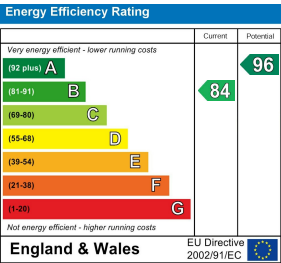


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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



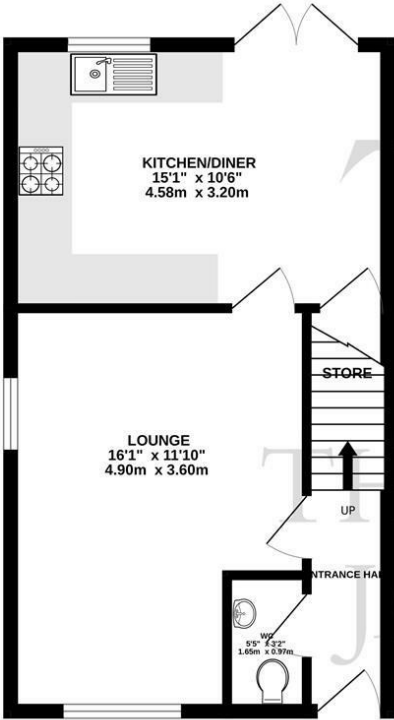
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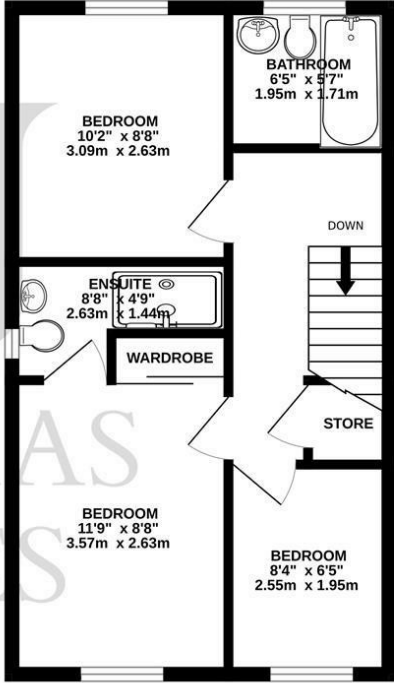
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GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

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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