



18 Squires Grove, Bingham,
Nottinghamshire, NG13 7AW

Offers In Excess Of
Tel: 01949 836678

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An opportunity to purchase a well presented contemporary end town house, originally completed by Barratt Homes in 2021 offering around 620sq.ft of internal accommodation. The property is tastefully presented throughout with contemporary fixtures and fittings and modern decoration, UPVC double glazing and gas central heating.

The accommodation comprises an initial entrance hall leading into the main reception which in turn links through into an inner lobby with useful under stairs storage cupboard and ground floor cloakroom and opens out into a breakfast kitchen appointed with a generous range of units and integrated appliances, with access out into the rear garden. To the first floor there are two double bedrooms and central modern bathroom with the main bedroom offering fitted wardrobes.

The property is positioned within this now established development set back by an open plan frontage with double width driveway, electric car charging point, pathway and courtesy gate to the side giving access into an enclosed, mainly lawned rear garden.

The property would be ideal for single or professional couples or those downsizing from larger dwellings looking for a modern efficient home within easy reach of local amenities.

BINGHAM

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

ENTRANCE HALL

3'3" x 3'7" (0.99m x 1.09m)

Initial enclosed entrance hall having central heating radiator, inset mat to the floor and wall mounted electrical consumer unit.

Further door leading through into:

SITTING ROOM

12'11" x 12'1" (3.94m x 3.68m)



A pleasant initial reception having aspect to the front with attractive spindle balustrade turning staircase rising to first floor landing, central heating radiator and double glazed window.

Further door leading through into:



Central lobby area which in turn leads to the kitchen but initially has access to under stairs storage and further door into:

GROUND FLOOR CLOAKROOM

6'1" x 3'5" (1.85m x 1.04m)



Having contemporary two piece white suite comprising close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash back, central heating radiator and double glazed window to the side.

BREAKFAST KITCHEN

12'11" x 7'9" (3.94m x 2.36m)



Having aspect into the rear garden with French doors and opening side lights, the kitchen large enough to accommodate a small dining or breakfast table being fitted with a generous range of contemporary wall, base and drawer units, having two runs of laminate preparation surfaces, one with inset sink and drain unit with chrome mixer tap, integrated appliances including Zanussi four ring gas hob and stainless steel splash back, chimney hood over and single oven beneath, plumbing for washing machine, space for free standing fridge freezer, wall mounted gas central heating boiler concealed behind kitchen cupboard and access out into the rear garden.

RETURNING TO THE SITTING ROOM:



FIRST FLOOR LANDING

A spindle balustrade turning staircase rises to the first floor landing having central heating radiator.

Further doors leading to:

BEDROOM 1

11'3" (excluding wardrobes) x 9'7" (3.43m (excluding wardrobes) x 2.92m)



A pleasant double bedroom having aspect to the front and fitted with a range of integrated wardrobes with additional over stairs storage cupboard, access to loft space above, central heating radiator and double glazed window.



BEDROOM 2

13'1" x 7'7" (3.99m x 2.31m)



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed window.



BATHROOM

6'7" x 6'2" (2.01m x 1.88m)



Tastefully appointed with a contemporary suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer with independent handset over and glass screen, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and double glazed window to the side.

EXTERIOR

The property occupies a pleasant position within this now established development, set back by an open plan frontage which maximises off road parking having double width driveway and paved pathway leading to the front door. To the fore of the property is an electric car charging point and pathway to the side which gives access to a courtesy gate and, in turn, the rear garden. To the rear of the property is an enclosed garden bordered by feather edged board fencing with central lawn and initial paved seating area.

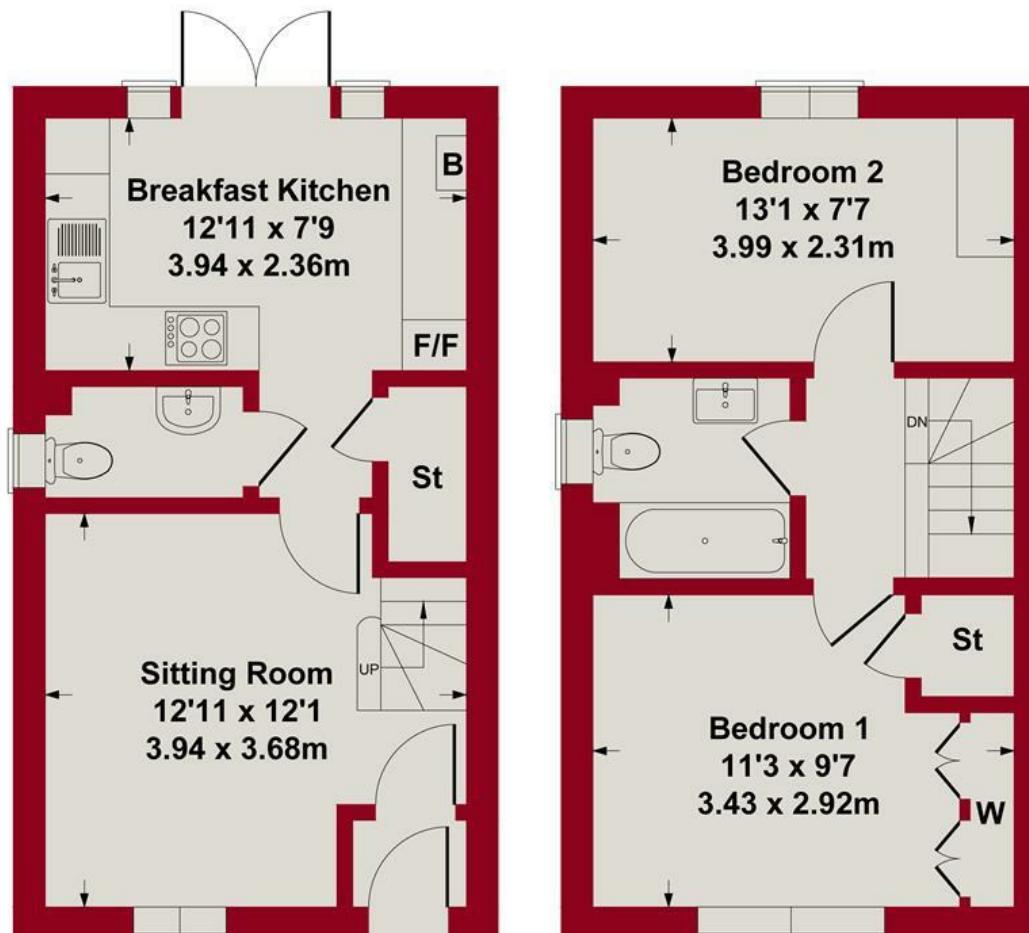
COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Freehold

Approximate Gross Internal Area
0624 sq ft - 58 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.

They cannot be regarded as being a representation by the seller, nor their agent.

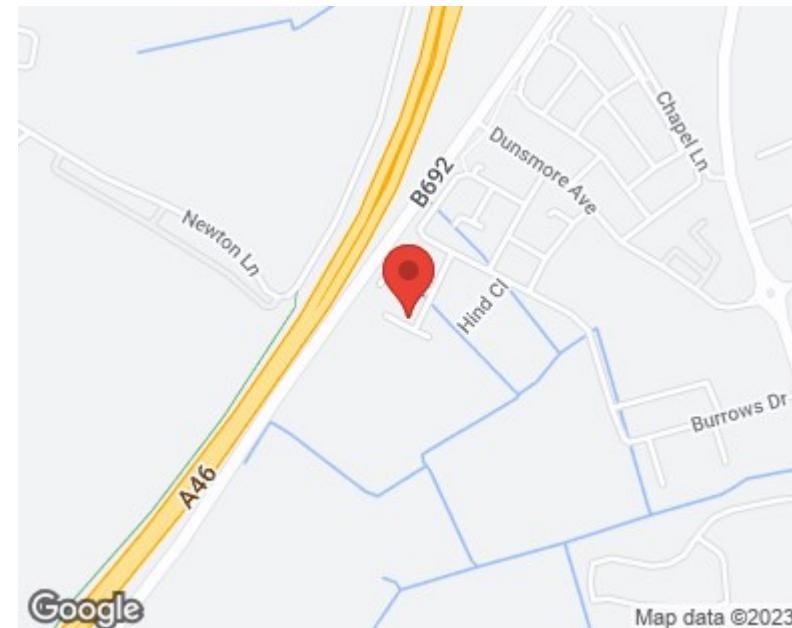
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	97	
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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