



16 Lune Way, Bingham, Nottingham, NG13  
8YX

£149,950  
Tel: 01949 836678

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A fantastic opportunity for first time buyers or buy to let investors, professionals or even those potentially looking to downsize requiring a low maintenance modern home in this recently constructed development close to the amenities of this popular much requested market town. Constructed in 2009 by Redrow Homes this interesting apartment/coach house style property provides an excellent affordable opportunity for a wide range of buyers.

Accessed off its only private ground floor entrance is a staircase to the main accommodation situated on the first floor, providing a pleasant elevated living space. The property has been finished to a good standard with contemporary fixtures and fittings, modern bathroom and kitchen, integrated appliances and benefits from UPVC double glazing and gas central heating. The initial entrance hall staircase rises to the open plan living room through to kitchen and breakfast area, double bedroom and shower room.

The property is situated on the edge of a courtyard setting with useful ground floor storage room accessed from the exterior of the property and an allocated parking space.

The property is offered to the market with a current short hold tenant who has been in the property since 2018 and could continue if sold to an investor.

## **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.

## **ENTRANCE HALL**

Sealed unit double glazed entrance door leads to the initial entrance hall with central heating radiator, staircase rising to the first floor.

## **LIVING AREA**

22'0" max x 12'0" max (6.71m max x 3.66m max)

Open plan living area with initial living space having TV

and telephone point, central heating radiator, two ceiling light points, two UPVC double glazed windows to the rear elevation.

## **SITTING AREA**

15'9" x 10' (4.80m x 3.05m)



Initial sitting area is part of the open plan space and is open to the kitchen/breakfast area.

## **KITCHEN/BREAKFAST AREA**

12' x 7'10" (3.66m x 2.39m)



Beautifully appointed with a range of contemporary gloss white fronted wall, base and drawer units with brushed metal fittings and "L" shaped configuration of rolled edge work surface, inset stainless steel one and a half bowl sink and drainer unit with chrome mixer tap. Integrated high quality appliances including stainless steel four ring Smeg gas hob with chimney hood over and glass splash back, single electric Smeg oven beneath, integrated Smeg washing machine, space for free standing fridge/freezer and ample room for breakfast table, central heating radiator, access to loft space above and UPVC double glazed window to the rear elevation.

## SHOWER ROOM

7'10" x 7'10" (2.39m x 2.39m)



Fitted with a three piece contemporary white suite comprising shower enclosure with glass screen and chrome surround with wall mounted chrome shower mixer and handset over, close coupled WC, pedestal wash hand basin with chrome mixer tap, white ceramic tiled splashbacks, wall mounted shaver point, inset downlighters and extractor to ceiling. Built-in airing cupboard housing wall mounted Vailant gas central heating boiler and providing useful storage. Central heating radiator and UPVC double glazed window to the front elevation.

## BEDROOM

13'6 x 8'3" max into wardrobes (4.11m x 2.51m max into wardrobes)



Having a range of built-in wardrobes with white door fronts, hanging rail and storage shelf over, additional separate useful overstairs storage cupboard, central heating radiator, ceiling light point, UPVC double glazed window to the front elevation.

## EXTERIOR

There is an allocated parking space for the property.

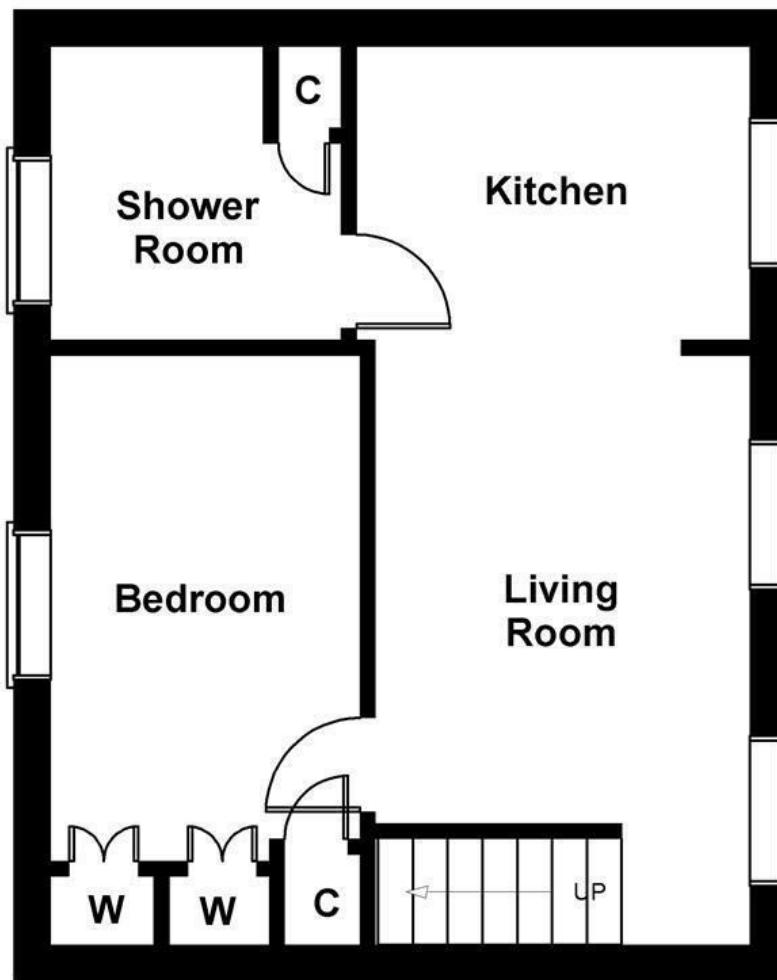
## COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

## TENURE

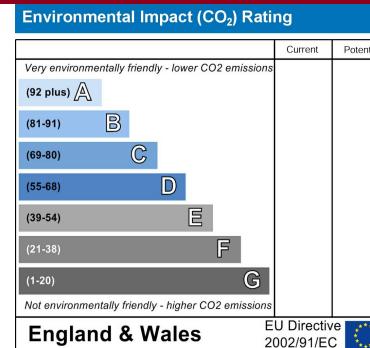
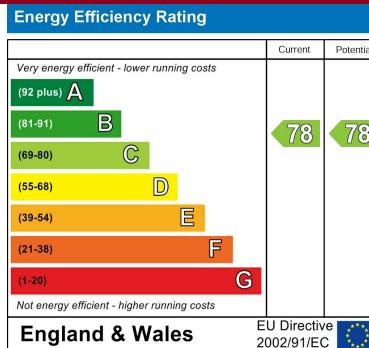
FREEHOLD

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**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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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