

**FOR SALE**

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**39 WIDNALL DRIVE, BINGHAM,  
NOTTINGHAM, NOTTINGHAMSHIRE NG13 7AR**

**£305,000**

# 39 WIDNALL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AR

Move Straight In – No Work, No Fuss!

If you're a first-time buyer, savvy investor, or simply searching for a stylish, low-maintenance home in a vibrant community, this is the one. Just bring your furniture and unpack. It's all ready for you!

Built by Barratt Homes in 2021 to their ever-popular Kingsville design, this immaculate 4-bedroom semi-detached home offers flexible, modern living across three well-planned floors and it's perfectly positioned on a quiet crescent with a rare open outlook down the street.

On the ground floor, you'll find a generous open-plan kitchen/dining/living space, ideal for entertaining or everyday family life, plus a separate home office or fourth bedroom, and a convenient downstairs WC. The first floor features a spacious lounge and a private main bedroom with an en-suite bathroom. Upstairs again, you'll find two further double bedrooms and a modern family bathroom.

Outside, the fully enclosed rear garden has been thoughtfully landscaped with a private seating area perfect for relaxing evenings or summer BBQs. There's also off-street parking for two vehicles and an electric car charging point.

## Why Bingham?

Bingham is one of Nottinghamshire's most sought-after market towns, ideal for professionals, young families, and commuters alike. You'll find everything you need right here: supermarkets, independent shops, cafés, pubs, a weekly market, plus a leisure centre, medical centre, pharmacy, and library.

Commuting? Direct rail links to Nottingham and Grantham, along with regular bus services, make travel a breeze.

Want to explore? You're right on the edge of the stunning Vale of Belvoir, offering miles of scenic walks and charming villages, with a country pub never far away.

This is modern, move-in-ready living in a growing location with strong rental and resale appeal.

Don't miss your chance, homes like this don't stay on the market for long.

Book your viewing today!



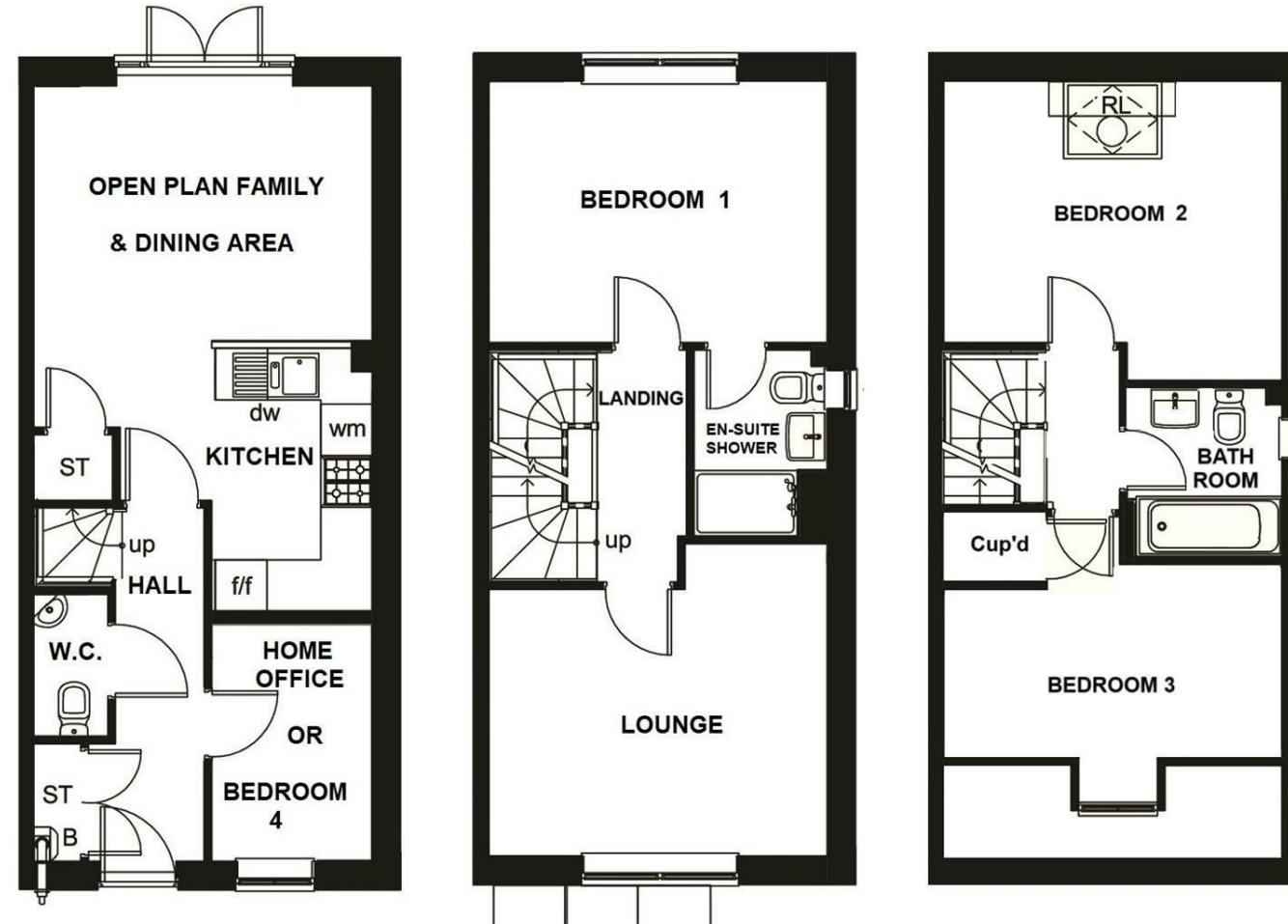
**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, turn left into Marriott Street, and then second right again into Widnall Drive and this particular property will be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7AR

Council Tax Band **D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	85	
(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





Composite entrance door leads through to

#### **ENTRANCE HALLWAY**

Stairs rising to the first floor, central heating radiator, wood effect flooring, useful cloaks cupboard with central heating boiler and doors leading through to:

#### **OPEN PLAN LIVING / KITCHEN & DINING AREA**

16'0 x 13'0 (4.88m x 3.96m)

with double glazed double doors leading on to the patio area of the rear garden. Central heating radiator and under stairs storage cupboard.



#### **KITCHEN AREA**

10'0 x 6'0 (3.05m x 1.83m)

with wood effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and electric oven under. Integrated fridge, freezer and dishwasher. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Wood effect flooring.

#### **DOWNSTAIRS W.C.**

Low level flush W.C, wash hand basin and central heating radiator. Wood effect flooring.





#### **HOME OFFICE / BEDROOM 4**

9'0 x 6'0 (2.74m x 1.83m)  
with a double glazed window to the front and a central heating radiator. Wood effect flooring.

#### **FIRST FLOOR LANDING**

Doors leading through to

#### **LOUNGE**

13'0 x 12'0 (3.96m x 3.66m)  
with a central heating radiator and a double glazed window to the front with an open view looking straight down Squires Grove.

#### **BEDROOM ONE**

13'0 x 10'0 (3.96m x 3.05m)  
Double glazed window to the rear elevation, central heating radiator and door to En-suite shower.

#### **EN-SUITE SHOWER ROOM**

Large double shower, low level flush W.C, wash hand basin and double glazed window to side elevation.





### **SECOND FLOOR LANDING**

#### **BEDROOM TWO**

13'0 x 11'6 (3.96m x 3.51m)  
Double glazed velux window to the rear elevation and a central heating radiator.

#### **FAMILY BATHROOM**

Fitted with panel bath, wash hand basin, low level flush W.C, double glazed window to side elevation and central heating radiator, Recessed lighting.

#### **BEDROOM THREE**

13'0 x 11'0 (3.96m x 3.35m)  
Double glazed dormer window to the front elevation and a central heating radiator. Useful cupboard.

#### **OUTSIDE - FRONT & DRIVEWAY**

To the front of the property is driveway providing off street parking for two vehicles that leads to the GARAGE. Gated access to the rear garden. In addition, an outdoor light has been thoughtfully fitted to the front.

#### **LANDSCAPED REAR GARDEN**

A comprehensive and well thought out Detailed Landscaping of the rear garden includes raised beds, side pathway and both the patio area and the raised decking area to the rear of the garage are perfect for those who enjoy al fresco dining during those balmy summer months. Sensibly, an outside tap has also been provided.

