

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 1 THORNTON MEWS, BINGHAM

NOTTINGHAM, NG13 7AS

£285,000



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Three Bedrooms | Modern Semi Detached | Immaculately Presented Throughout | Dining Kitchen | En-Suite Shower Room | Driveway | Close to Local Amenities and Transport Links | Viewings Advised |

Discover your dream home located on Thornton Mews, Bingham. This exquisite three-bedroom, two-and-a-half-bathroom semi-detached property, built by Barratt Homes offers first-time buyers and growing families the perfect blend of comfort and convenience.

Step inside to find a welcoming hallway leading to a spacious open plan kitchen/diner that promises to be the heart of the home, complemented by a separate, cosy lounge for relaxing evenings. The ground floor also boasts a practical cloakroom, a must-have for busy family life.

Upstairs, the main bedroom features a sleek en-suite shower room, providing a private sanctuary for the adults. Two additional well-sized bedrooms ensure plenty of space for the whole family, serviced by a pristine family bathroom.

Outside, you'll discover what sets this property apart: a sun-soaked, southerly facing private garden that offers an unrivalled level of privacy due to its unique positioning next to a single-storey dwelling. With an extended patio area, it's tailor-made for al fresco dining and soaking up the sun. Additionally, thoughtful touches like an electric car charging point and two off-street parking spaces cater to modern living requirements.

Bingham, a charming market town, is brimming with amenities. From supermarkets and boutique shops to delightful eateries and traditional pubs, it offers a vibrant community feel with the added bonus of a weekly market. Healthcare facilities, a leisure centre, and excellent transport links to Nottingham and beyond make it an ideal location for convenience and leisure.

For those who revel in the great outdoors, the nearby Vale of Belvoir invites endless exploration with its scenic walks and charming rural pubs.

Viewings are Highly Advised.

### Entrance Hallway

### Living Room

15'5" x 10'5" (4.7 x 3.2)

### Dining Kitchen

15'1" x 9'0" (4.6 x 2.75)

### Ground Floor WC

### First Floor Landing

### Bedroom One

10'11" x 10'5" (3.35 x 3.2)

### En-Suite

7'2" x 5'11" (2.2 x 1.82)

### Bedroom Two

12'0" x 8'8" (3.66 x 2.65)

### Bedroom Three

9'0" x 6'5" (2.75 x 1.97)

### Bathroom

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Rushcliffe Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

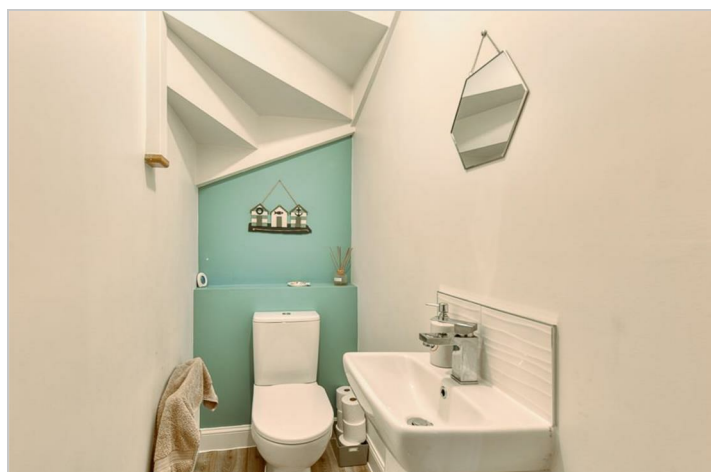
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



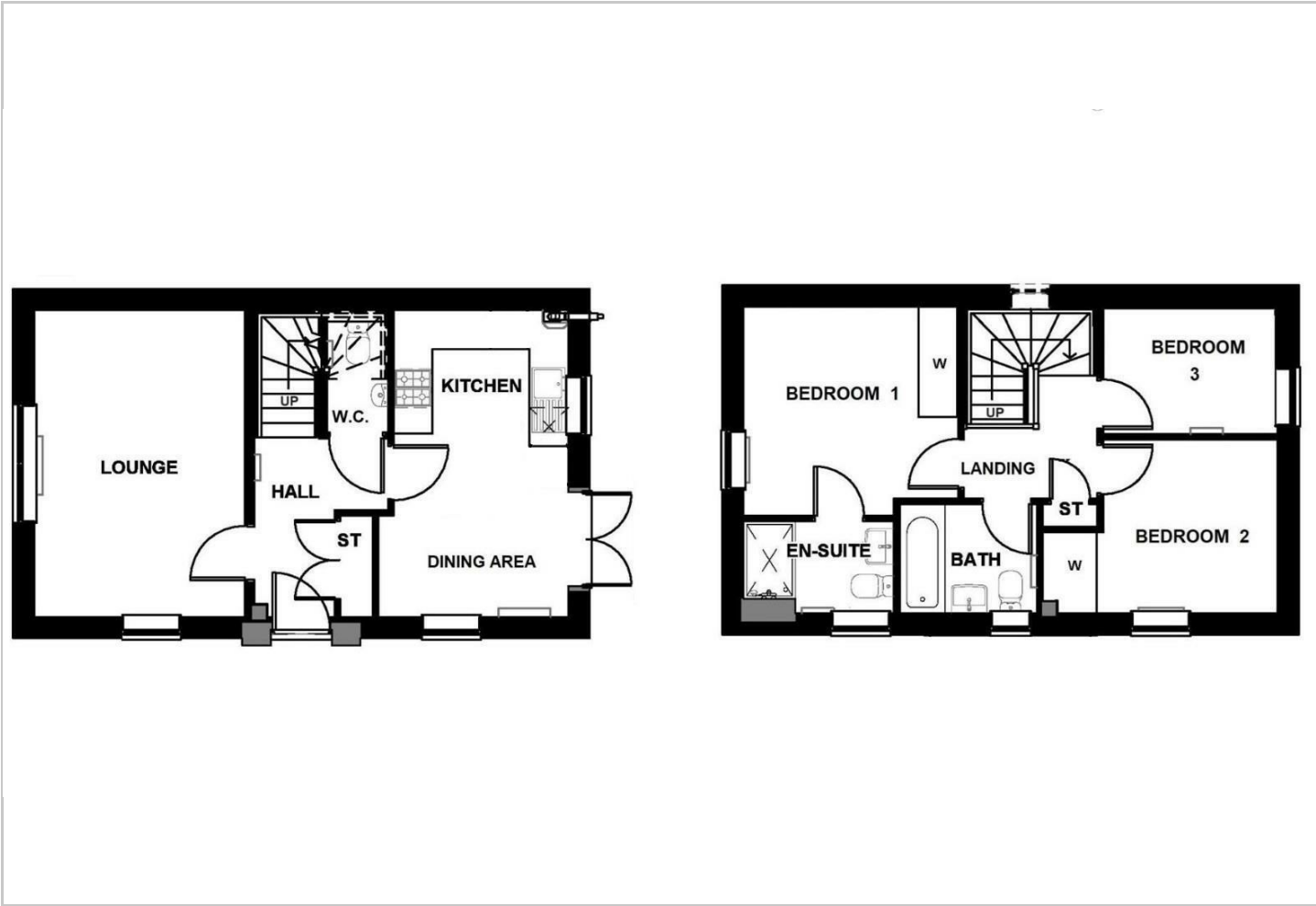
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.