

JOHNSONS & PARTNERS

Estate and Letting Agency



4 HACKETT GARDENS, BINGHAM

NOTTINGHAM, NG13 7BB

£280,000



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Three Bedrooms | Modern Interiors Throughout | Popular Location | Ground Floor WC | En-Suite to Main Bedroom | Driveway | Close to Local Amenities & Transport Links | Breakfast Kitchen | Viewings Advised |

Step into contemporary comfort with this immaculately presented three-bedroom, semi-detached home in the sought-after Hackett Gardens, Bingham. Tailored for first-time buyers and growing families alike, this modern property offers the perfect blend of style, space, and convenience.

Upon entering, you'll be greeted by a bright and spacious living room, ideal for unwinding or hosting guests. The heart of the home is the generous dining kitchen, complete with sleek units, integrated appliances, and French doors that invite natural light in and lead out to the sunny, south-facing rear garden. This inviting outdoor space is perfect for alfresco dining, children's play, or simply soaking up the tranquil surroundings.

The ground floor also features a practical WC, adding to the home's functionality. Upstairs, three well-appointed bedrooms offer flexible accommodation for family members or a home office setup. A contemporary three-piece bathroom suite serves these rooms, finished to a high standard to ensure a serene start to your day.

Parking is made effortless with a private driveway capable of accommodating two vehicles. The property's location within a new development is close to local amenities and excellent transport links, including rail services, facilitating easy commutes and access to surrounding areas.

This exceptionally popular locale combined with the property's modern interiors and convenience make it a must-see. We highly advise viewings to fully appreciate what this delightful home has to offer.

[Entrance Hallway](#)

[Living Room](#)

[Breakfast Kitchen](#)

[WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[En-Suite](#)

[Bedroom Two](#)

[Bedroom Three](#)

[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:

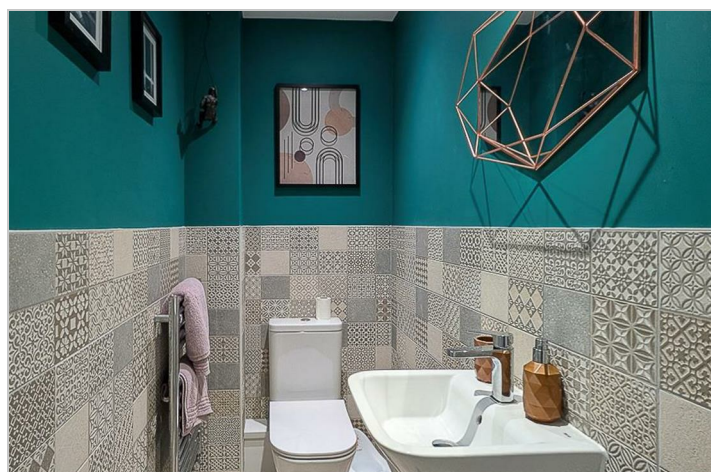
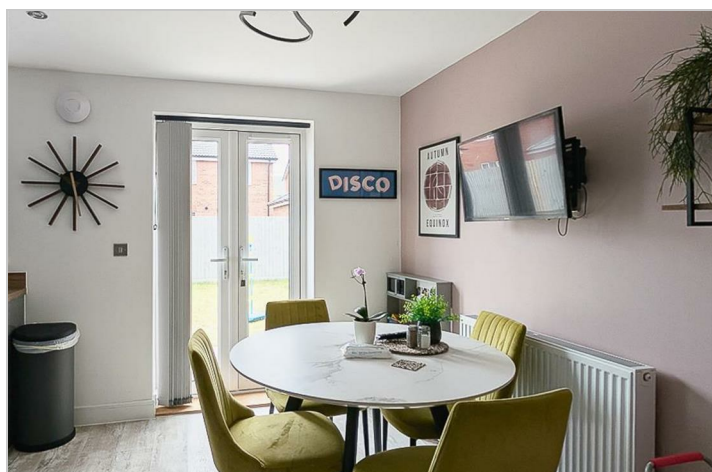
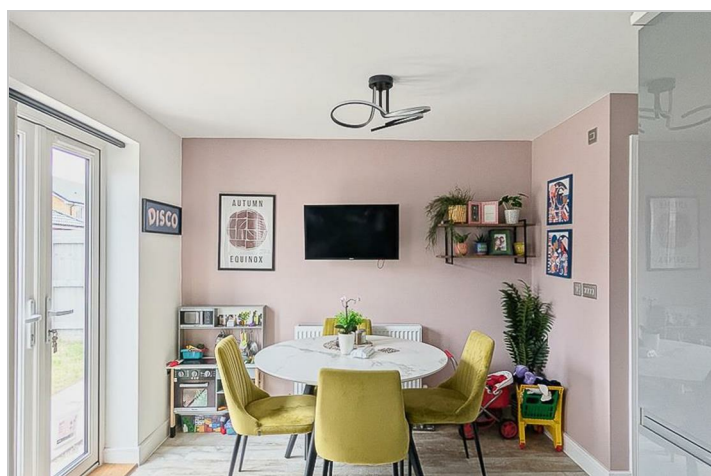
Property Tenure is Freehold

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



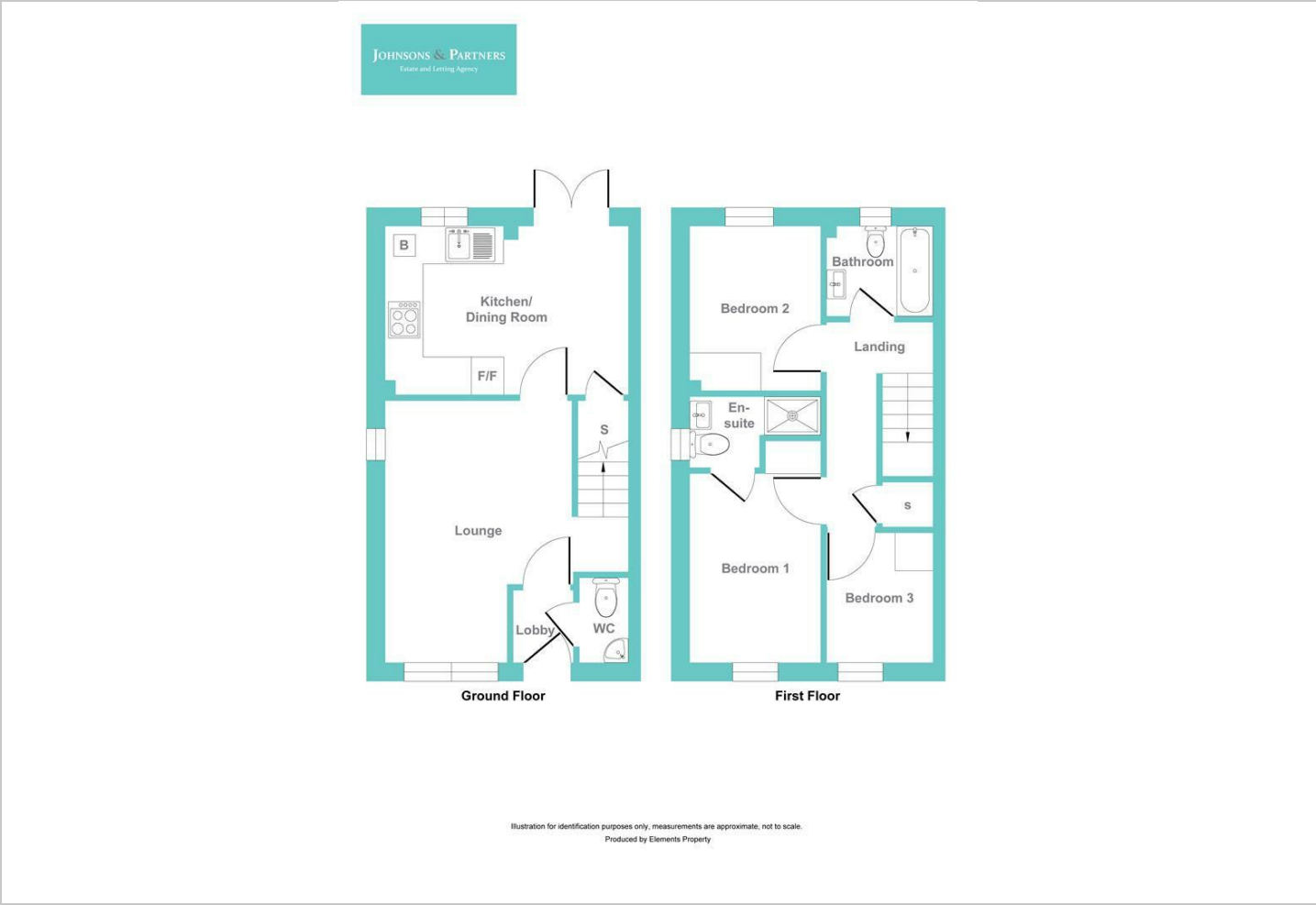
Hybrid Map



Terrain Map



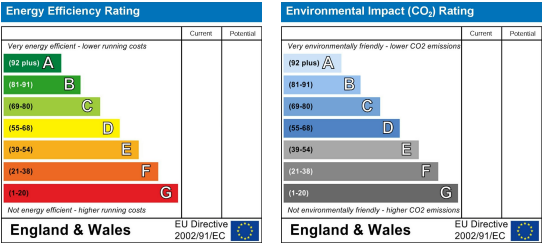
Floor Plan



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.