



Offers In Excess Of £400,000

Dunsmore Avenue, Bingham, Nottingham NG13 7AB

EPC Rating B



To the ground floor is a welcoming entrance hall with a storage cupboard, WC, living room and kitchen diner. The kitchen is fitted with a range of units incorporating a fitted oven, gas hob, stainless steel extractor, integrated fridge freezer and dishwasher. There are French doors onto the rear garden and a door to the utility room where there is under counter space for a washing machine and dryer.

To the first floor is a family bathroom, with a mains fed rain head shower over the bath and four bedrooms with an en-suite shower room with an electric shower to the master bedroom. The landing has access to the loft and a built in storage cupboard.

There is a small garden area to the front and driveway at the side providing off street parking and access to the garage. The rear garden is landscaped with a paved patio area, borders for plants and shrubs and lawn with which extends behind the garages both sides.

Bingham is a picturesque market town with great public transport links to Nottingham City Centre and Newark. There are four local schools in the area, supermarkets, a medical centre, chemist, leisure centre, eateries and public houses.

- Freehold
- Council Tax Band D

ENTRANCE HALL 14' 10" x 4' 4" (4.52m x 1.32m)

WC 5' 3" x 2' 11" (1.6m x 0.89m)

LIVING ROOM 15' 3" x 11' 0" (4.65m x 3.35m)

KITCHEN/DINER 19' 3" x 9' 7" (5.87m x 2.92m)

UTILITY ROOM 6' 0" x 4' 2" (1.83m x 1.27m)

BEDROOM ONE

EN-SUITE 7' 1" x 5' 10" maximum (2.16m x 1.78m)

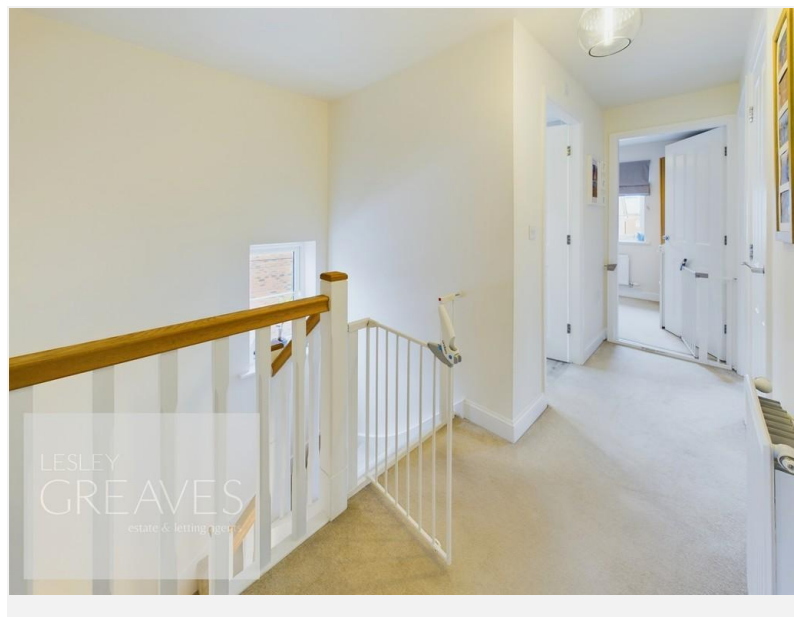
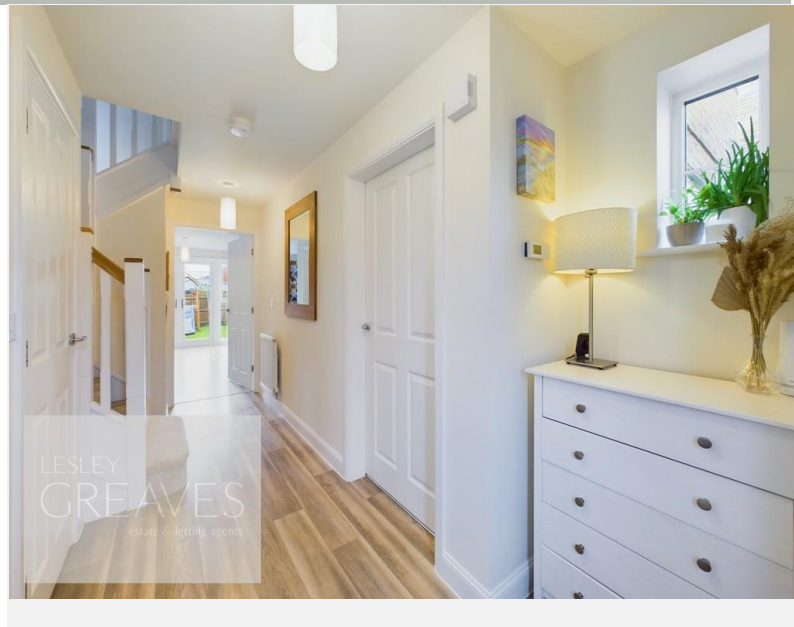
BEDROOM TWO 10' 1" x 9' 11" (3.07m x 3.02m)

BEDROOM THREE 8' 10" x 8' 3" (2.69m x 2.51m)

BEDROOM FOUR 8' 11" x 6' 8" (2.72m x 2.03m)

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

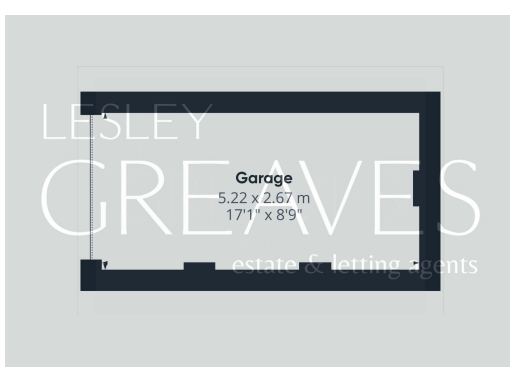
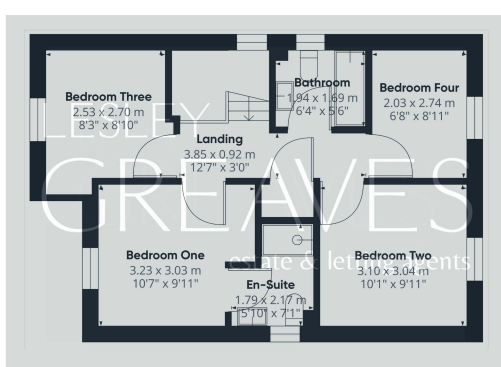
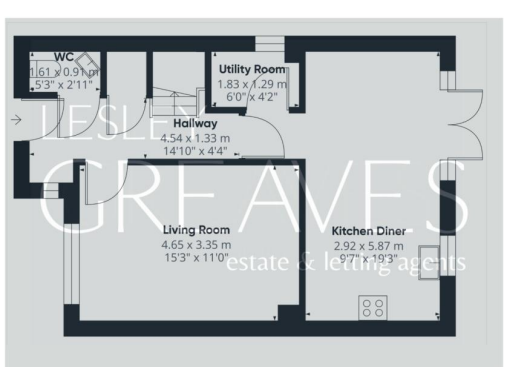
GARAGE 17' 1" x 8' 9" (5.21m x 2.67m)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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COUNCIL TAX BAND: D

LOCAL AUTHORITY: Rushcliffe Borough Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296

