

Emma Terry Homes

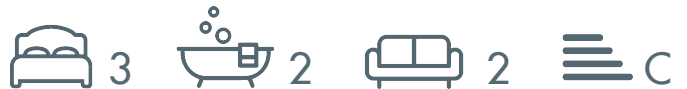
moving made personal



22 Frome Gardens

Bingham, Nottingham, NG13 8YJ

Guide price £330,000 - £340,000



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This beautifully presented detached home with three double bedrooms, located in the popular market town of Bingham, offers spacious and well-balanced accommodation.

The ground floor features a bright and welcoming living room, a separate dining room, a modern kitchen, a separate utility room, and a downstairs WC.

Upstairs, there are three bedrooms, including a principal bedroom with an ensuite shower room, along with a stylish family bathroom serving the remaining bedrooms.

Outside, the property benefits from a driveway providing off-street parking, a single garage, and a private rear garden – offering a lovely space for relaxing or family time outdoors.

Situated in the ever-desirable town of Bingham, this home enjoys close proximity to excellent schools, local amenities, transport links, and green open spaces, making it an ideal choice for families and professionals alike.



ENTRANCE HALL

Entrance door to property, a central heating radiator, doors through to kitchen, lounge, dining room, utility room and WC and stairs to first floor.

KITCHEN

10'6" x 9'4" (3.22 x 2.87)

Variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven and gas hob with extractor fan, integrated fridge/freezer and dishwasher, a central heating radiator, UPVC double glazed window to rear and door to rear.

UTILITY ROOM

A central heating radiator, sink with mixer tap and drainer and space for washing machine and dryer.

WC

Low level flush WC, wash hand basin with mixer tap,

a central heating radiator and a UPVC double glazed obscure window to front.

DINING ROOM

12'9" x 8'7" (3.89 x 2.62)

A central heating radiator and a UPVC double glazed window to front.

LIVING ROOM

14'7" x 11'11" (4.47 x 3.64)

A central heating radiator and UPVC double glazed French doors with sidelights to rear.

LANDING

A central heating radiator, UPVC double glazed window to front and doors through to Bedroom 1, 2, 3 and bathroom.

BEDROOM 1

11'2" x 11'11" (3.41 x 3.64)

A central heating radiator, UPVC double glazed window to rear and door through to ensuite.

ENSUITE

Low level flush WC, wash hand basin with mixer tap, separate shower cubicle, a central heating radiator and UPVC double glazed obscure window to rear.

BEDROOM 2

10'0" x 11'11" (3.05 x 3.64)

A central heating radiator and UPVC double glazed window to rear.

BEDROOM 3

12'9" x 8'7" (3.89 x 2.62)

Fitted wardrobes, a central heating radiator and UPVC double glazed window to front.

BATHROOM

Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, a central heating radiator and UPVC double glazed obscure window to front.

OUTSIDE

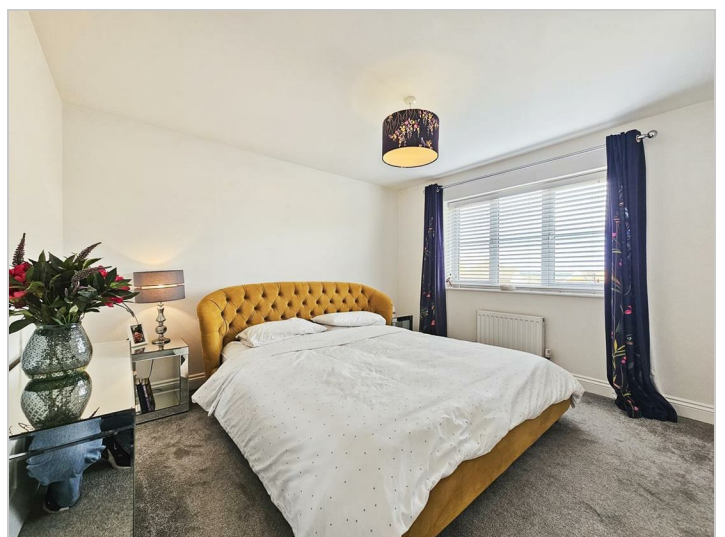
The rear garden is enclosed by fencing and mature hedging, featuring a paved patio area and a neatly maintained lawn. There is gated access leading to the front of the property, where a driveway provides off-street parking and access to a detached single garage.

GARAGE

9'8" x 18'6" (2.95 x 5.65)

Power and lighting.









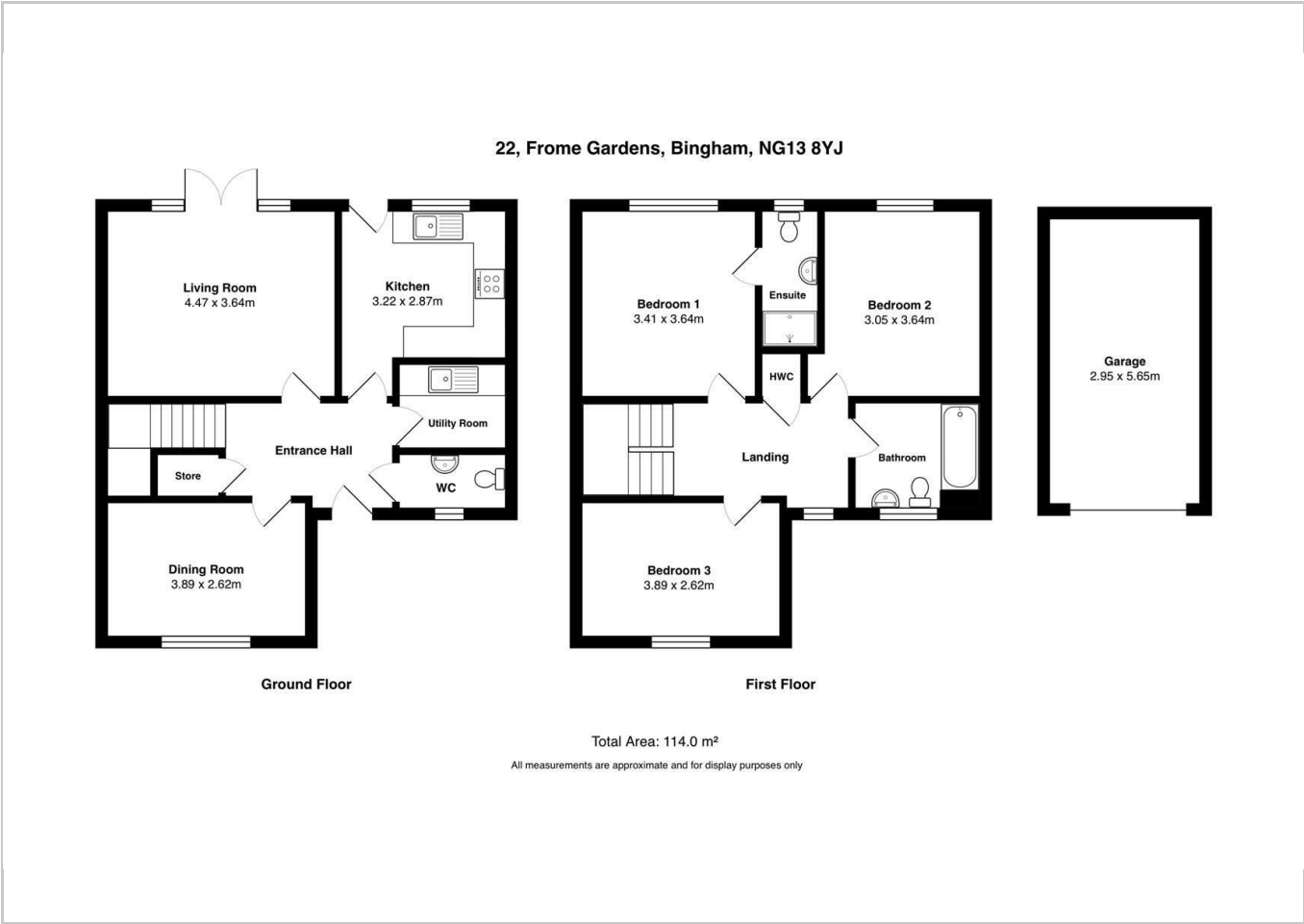
Road Map



Hybrid Map



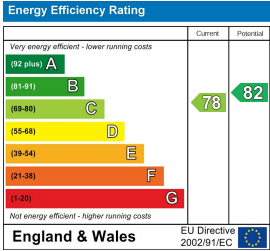
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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