



Rockingham Grove, Bingham
Nottingham, Nottinghamshire, NG13 8RY



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NG13 8RY
£199,950

Offered to the market is this immaculate and stylish two bedroom home located within the popular market town of Bingham. Accommodation comprises: Entrance hall, living room, contemporary kitchen, two bedrooms, modern family bathroom, enclosed rear garden and single garage. Viewing is highly recommended to appreciate the quality this property has to offer. EPC Rating - C. Freehold.



Entrance

Entrance via UPVC double glazed door into Entrance Hall.

Entrance Hall

Entrance hall having stairs raising to first floor, single panel radiator, cupboard, wood effect laminate flooring and interior French glazed wooden door into the living room.

Living Room

13'5" max x 16'5" max (4.09m max x 5.02m max)

A lovely light and bright reception room having uPVC double glazed window to the front elevation, double panel radiator, wall light points, coving to ceiling, television point, continuation of the wood effect laminate flooring and wooden French glazed door to Kitchen.

Kitchen/Diner

13'4" x 8'3" (4.07m x 2.53m)

Fitted with a good range of wooden base and wall mounted units with marble effect work surface over, having built-in electric fan assisted oven with gas hob and chimney style extractor fan over, inset stainless steel sink and drainer with traditional style mixer tap, space and plumbing for washing machine, space and plumbing for slimline dishwasher, additional space for under counter appliance, having contemporary ceramic tiling to splash back and preparation areas, tiled to flooring, double panel radiator and two uPCV double glazed windows and door to the rear garden.

Landing

First floor landing having doors to bedroom and bathroom accommodation, airing cupboard housing the gas central heating boiler and having loft access.

Master Bedroom

14'9" x 10'3" (4.51m x 3.13m)

A spacious master bedroom having a uPVC double glazed window to the front elevation, single panel radiator and built-in wardrobes.

Second Bedroom

7'1" x 10'10" (2.17m x 3.32m)

UPVC window to the rear elevation and single panel radiator.

Family Bathroom

5'7" max x 7'10" max (1.71m max x 2.41m max)

Contemporary fitted bathroom comprising of three piece white suite with W.C, wash hand basin and 'P' shaped bath with chrome rainshower and rinser over with modern glass screen, having modern vertical heated towel rail, ceramic tiling to all walls and flooring and uPVC double glazed obscure glass window to the rear elevation and inset ceiling spotlights.

Garage

Having light and power, garage door to front and courtesy door and window to the side elevation.

Outside to the Rear

To the rear of the property the garden enclosed to all sides and is mainly laid to lawn with a blocked paved pathway leading to the rear pedestrian timber gate accessing the communal car parking to the rear.

Outside to the Front

To the front of the property the garden is laid to lawn with pathway leading to the Entrance.



Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Agents Note

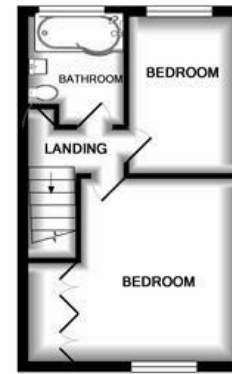
This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

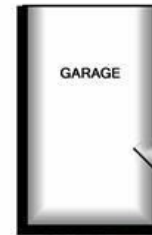
Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR



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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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