



**Bowland Road, Bingham**  
Nottingham, NG13 8RW





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**£310,000**

Offered to the market is this Three Bedroom, Detached Bungalow located within the popular market Town of Bingham, enjoying a good array of local amenities and transport links. Accommodation comprises: Entrance Hall, Living / Dining Room, Kitchen, Three Bedrooms, Shower Room, Detached Garage, landscaped Gardens and driveway providing off street parking. EPC Rating - C. Council Tax Band - D. Freehold. No Upward Chain.

**Entrance**

UPVC double glazed front door into Entrance Hall.

**Entrance Hall**

Wooden doors to good sized storage cupboard and Living / Dining Room.

**Living / Dining Room**

**12'0" max x 23'4" max (3.67 max x 7.12 max)**

A lovely spacious Primary Reception Room with uPVC double glazed box bay window to the front elevation, television point, feature fireplace and doors to the Inner Hall and Kitchen.





### Kitchen

**8'6" max x 14'2" max (2.60 max x 4.32 max)**

Fitted with a good range of base and wall mounted units with Marble effect roll top work surface over, inset sink and drainer, space and plumbing for washing machine, space for fridge freezer, space for cooker, tiled flooring, built-in storage cupboard housing the gas central heating combination boiler, which was last serviced in 2025 and uPVC double glazed door and window to the side elevation.

### Inner Hall

Doors to the Bedroom accommodation and Shower Room and having loft access.

### Bedroom One

**7'8" x 12'7" to wardrobe (2.34 x 3.85 to wardrobe)**

UPVC double glazed window to the rear elevation and built-in wardrobes.

### Bedroom Two

**9'8" max x 10'4" max (2.96 max x 3.16 max)**

UPVC double glazed French doors leading out to the Rear Garden.

### Bedroom Three

**9'4" max x 7'11" max (2.86 max x 2.43 max)**

UPVC double glazed window to the side elevation.

### Shower Room

**7'1" x 5'5" (2.16 x 1.66)**

Fitted with a three piece white suite comprising: Large shower cubicle with chrome shower over, W.C. and wash basin, being tiled to all walls and floor, heated towel rail and uPVC double glazed window to the side elevation.

### Detached Garage

**16'4" x 8'2" (5 x 2.49)**

Garage door to the front elevation, light and power and uPVC double glazed window and door to the side elevation.

### Outside

Immediately to the rear of the property is a good sized patio area ideal for alfresco dining leading onto a shaped lawn and gravel area all with established planted borders. There is a pedestrian gate leading to the side where there is a long driveway providing off street parking for several vehicles and a beautifully landscaped Front Garden.

### Agents Note

This property has mains gas central heating (The boiler was last serviced in 2025) 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#>

### 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.

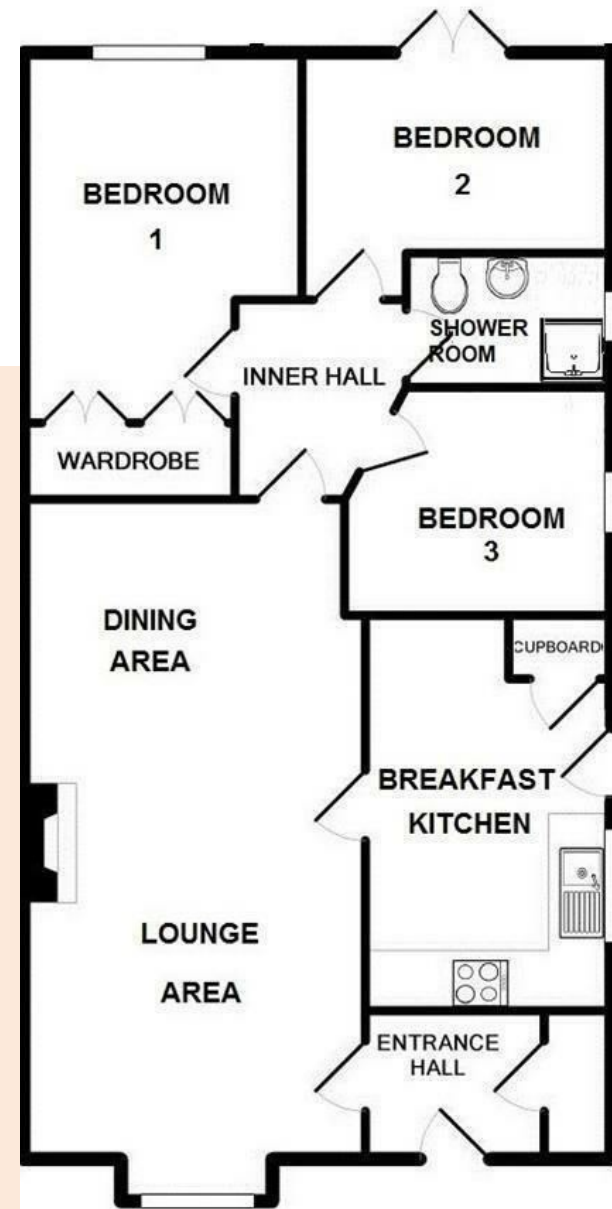
### Note

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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



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



t: 01949839839  
e: bingham@newtonfallowell.co.uk  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)