



Rutland Road,
Bingham, NG13 8DT



**Rutland Road,
Bingham, NG13 8DT
£345,000**

Offered to the market is this spacious, Two Double Bedroom, Detached Bungalow located just a short walk away from Bingham town centre. Having undergone a complete renovation to include: New UPVC windows and doors, bathroom, kitchen, all internal doors, new central heating and boiler, a complete re-wire, new carpets and decorated with 'Farrow and Ball' paint through out, new driveway and landscaping marking this an ideal purchase for someone who is simply looking to un-pack and enjoy. EPC Rating - C. Council Tax Band - C. Freehold. No Upward Chain!

Entrance

New double glazed front door into Entrance Hall.

Entrance Hall

A lovely welcoming reception with original exposed oak flooring and door to all accommodation.

Living Room

16'1" x 12'2" (4.91m x 3.71m)

New uPVC double glazed window to the front elevation, feature electric fireplace and television point.



Bedroom One

12'2" x 12'7" (3.72m x 3.86m)

New uPVC double glazed window to the front elevation.

Bedroom Two

12'8" x 10'11" (3.88m x 3.34m)

New uPVC double glazed window to the rear elevation.

Bathroom

5'11" x 7'5" (1.81m x 2.28m)

Fitted with a brand new three piece suite comprising double shower with mains shower, w.c and sink set within a vanity unit, heated vanity lit mirror, heated towel rail and new uPVC double glazed window to the rear elevation.

Kitchen Diner

9'2" x 13'2" (2.81m x 4.02m)

Fitted with brand new base and wall mounted units with work surface over, inset sink, electric fan assisted oven and grill, electric hob, space and plumbing for washing machine and space for fridge freezer, new uPVC double glazed window to the rear elevation and double glazed door to the side elevation. Cupboard housing the new combination boiler.

Outside to the Front

The Front Garden is mainly laid to lawn with planted borders and a newly laid driveway providing off street parking.

Outside to the Rear

There is a good sized flat garden laid mainly to lawn, feature brick built coal or log store and further area ideal to be laid as a patio or vegetable plot. There is also a timber shed ideal for storage and pedestrian access to the front elevation.

Agents Note

This property has mains gas central heating with a new boiler fitted in 2025, mains drains, water and electric which was re-wired in 2025.

There is broadband in the area and mobile phone signal.

Medium 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#>

Please note, to the knowledge of current owner, the property has never flooded.

Money Laundering Regulations

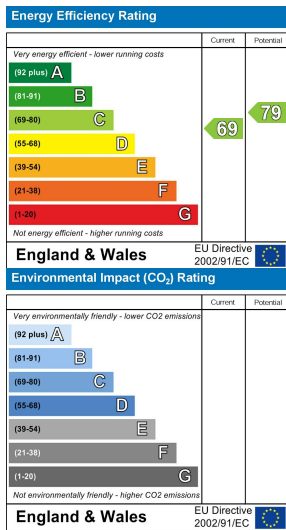
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024