



Glendoe Grove,
Bingham, NG13 8SJ



Glendoe Grove,
Bingham, NG13 8SJ
Guide Price £249,950

Offered to the market is this Two Bedroom, Detached Bungalow, located down a peaceful cul-de-sac within the desirable market town of Bingham. Accommodation comprises: Entrance porch, kitchen, living / dining room, two bedrooms, family bathroom, conservatory, detached garage with driveway providing off street parking and being situated on an end plot. Council Tax Band - C. Freehold. EPC Rating - D. No Upward Chain.

Entrance

UPVC double glazed front door into Entrance Porch.



Entrance Porch

UPVC double glazed construction with tiled flooring and door to Entrance Hall.

Entrance Hall

Doors to the Living Room, Kitchen and two good sized storage cupboards one housing the gas central heating boiler.

Kitchen

9'10" x 7'10" (3 x 2.40)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space for cooker, space and plumbing for washing machine, space for two further under counter appliances, tiled flooring and two uPVC double glazed windows to the front and side elevations.

Living / Dining Room

13'1" max x 16'4" max (4 max x 5 max)

UPVC double glazed window to the front elevation, door to the Inner Hall, television point and feature fireplace.

Inner Hall

Doors to Bedrooms One and Two and Family Bathroom.

Family Bathroom

5'9" x 6'5" (1.77 x 1.97)

Fitted with three piece white suite comprising: W.C., wash basin and panel bath with chrome shower over, tiled flooring and uPVC double glazed window to the side elevation

Bedroom One

10'2" x 11'9" to wardrobe (3.12 x 3.59 to wardrobe)

Built-in wardrobes to one wall and uPVC double glazed window to the rear elevation.

Bedroom Two

8'6" x 8'9" (2.61 x 2.69)

Double glazed sliding patio doors to the Conservatory.

Conservatory

5'4" x 8'3" (1.65 x 2.54)

UPVC double glazed windows with solid roof, tiled flooring and French doors leading out to the Rear Garden.

Detached Garage

Garage door to the front, light and power and pedestrian door to the side.

Rear Garden

The Rear Garden is laid to lawn with planted borders, patio area ideal entertaining and alfresco dining, timber sheds ideal for storage and pedestrian access to the front elevation.

Outside to the Front

The property is situated on an end plot with the Front Garden being mainly laid to lawn and a driveway providing off street parking and leading up to the Detached Garage.

Agents Note

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

There is broadband in the area and mobile phone signal.

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

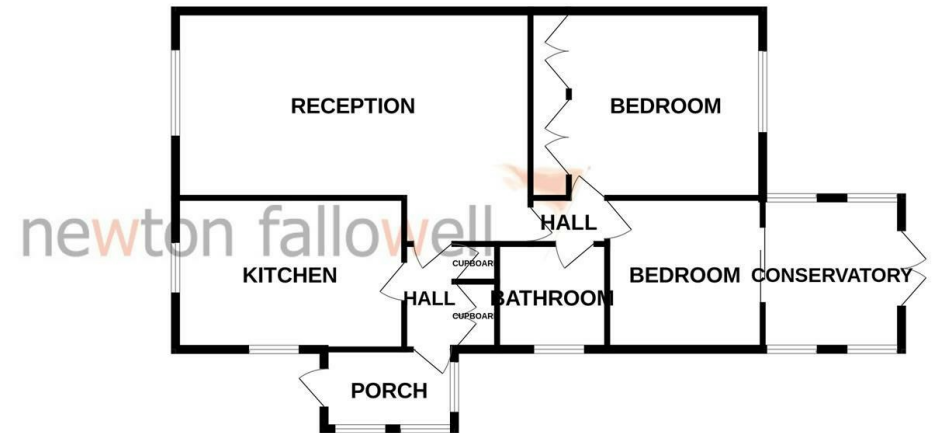
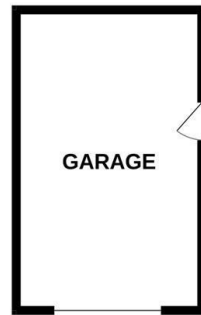


contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply 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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

