



17 Rutland Road
| NG13 8DT | £299,500

ROYSTON
& LUND

- Two Bedroom Detached Bungalow
- Full Renovated And Refurbished To A High Standard
- Opportunity To Put Your Own Stamp On Things
- Integrated Kitchen Appliances
- Gated Off Street Parking
- Walking Distance To Numerous Amenities
- Excellent Transport Links
- Viewing Highly Recommended
- EPC Rating - C
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this completely renovated and fully refurbished two-bedroom detached bungalow, situated a short walk from the centre of Bingham. Local pubs, restaurants and shops are all on offer, not to mention excellent transport links via the A46. This property would be a perfect fit for a growing family.

Interior accommodation comprises an entrance hall that leads into the main reception room, kitchen, bathroom and both bedrooms. The living room is a generous size, with a large front-aspect window flooding the room with natural light, pieced together with a stylish faux log burner for those winter months.

The kitchen dining room is ample in size, with high-quality base and wall units housing top-of-the-range integrated appliances such as an oven, hob and extractor hood, along with more than enough room to add further freestanding appliances. The adjoining dining area boasts enough room for family and friends whilst granting access to the side of the property and, in turn, leading to the rear garden.

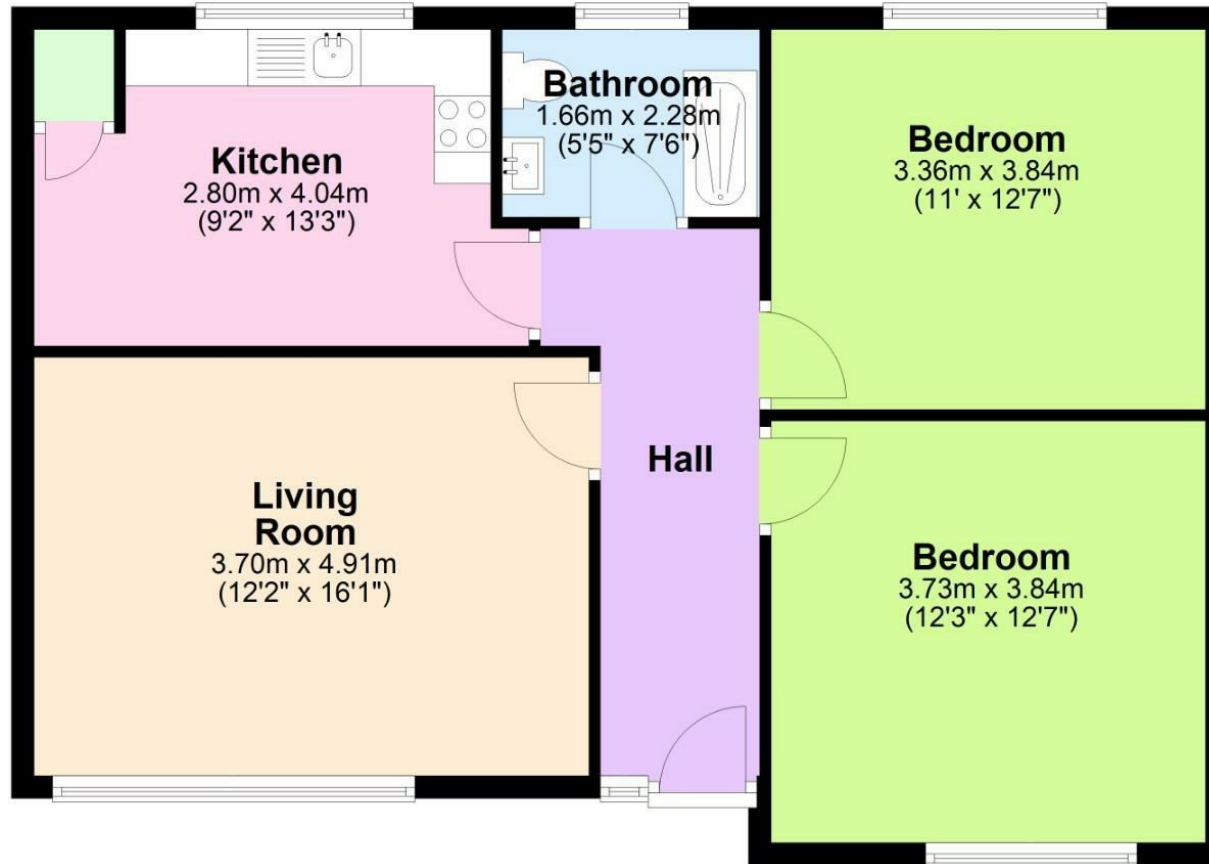
Both bedrooms are well-proportioned doubles that share a beautiful three-piece suite bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a gated single driveway, with lawn and bedding to the right-hand side. To the rear, there is an expansive garden with patio and pathway areas enclosing a well-maintained lawn, along with empty flower beds to the rear and side aspect. The rear garden further displays a storage shed and bricked coal store and, as a whole, is surrounded by fenced boundaries.



Ground Floor

Approx. 70.6 sq. metres (759.8 sq. feet)



Total area: approx. 70.6 sq. metres (759.8 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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		
	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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**