



**8 Forest Road, Bingham, Nottinghamshire,
NG13 8RN**

Chain Free £265,000
Tel: 01949 836678

 **RICHARD
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An opportunity to purchase a detached home positioned in a convenient location within ease of access to a wealth of local amenities, offered to the market with no upward chain and ideal for a wide range of prospective purchasers.

The property occupies a pleasant plot with ample off road parking and garage as well as benefitting from a westerly rear garden.

Internally the accommodation comprises initial entrance hall with ground floor cloak room off, L shaped sitting room which links through into a dining room with access out into the rear garden and a further door into a fitted kitchen, again with a westerly aspect to the rear. To the first floor, leading off a central landing, are three bedrooms with a particularly generous master, and a modern fitted bathroom.

In addition the property benefits from UPVC double glazing and gas central heating and would be ideal for young families being positioned within walking distance of local schools.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BINGHAM

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

A OPEN FRONTED PORCH LEADS TO UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT AND, IN TURN, INTO THE:

ENTRANCE HALL

4'3" x 3'5" (1.30m x 1.04m)



Having tiled floor and further door leading to:

GROUND FLOOR CLOAK ROOM

5'4" x 2'8" (1.63m x 0.81m)



Having a two piece contemporary suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap, contemporary towel radiator, tiled walls and floor and double glazed window to the front.

FROM THE ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

L SHAPED SITTING ROOM

15'5" max x 13'2" max (4.70m max x 4.01m max)



A well proportioned L shaped reception having aspect to the front with double glazed bow window with deep sill, feature fire surround with inset electric fire, central heating radiator and staircase rising to the first floor landing.

A further door leads through into:

DINING ROOM

10'4" x 8' (3.15m x 2.44m)



A versatile reception ideal as formal dining lying adjacent to the kitchen, benefitting from a westerly aspect into the rear garden and having useful under stairs storage cupboard, central heating radiator and double glazed sliding patio door.

A further door leads into:



KITCHEN

11'3" x 7'11" (3.43m x 2.41m)



Fitted with a generous range of wall, base and drawer units providing an excellent level of storage having two runs of laminate preparation surfaces including breakfast bar area, space for free standing appliances beneath, stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, space for free standing gas or electric cooker, plumbing for washing machine and dishwasher, double glazed window overlooking the rear garden and exterior door to the side.



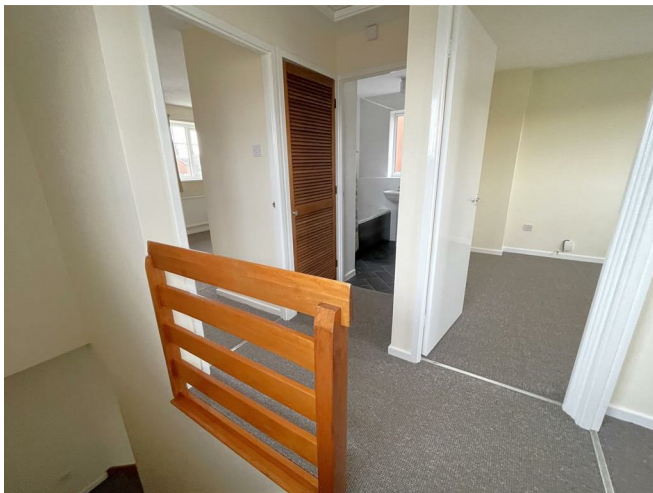
RETURNING TO THE SITTING ROOM A TURNING STAIRCASE WITH CENTRAL HEATING RADIATOR OFF RISES TO:

FIRST FLOOR LANDING



Having access to loft space above, built in airing cupboard which provides a good level of storage and also houses the gas central heating boiler, the landing having double glazed window to the side.

Further doors lead to:



BEDROOM 1

16'2" into wardrobes x 9' (4.93m into wardrobes x 2.74m)



A well proportioned double bedroom having aspect to the front having built in wardrobes with louvered door fronts, central heating radiator and two double glazed windows,



BEDROOM 2

11'5" x 9'6" (3.48m x 2.90m)



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed window.

BEDROOM 3

7'11" x 6'9" (2.41m x 2.06m)



Having a westerly aspect into the rear garden with central heating radiator and double glazed window.

BATHROOM

5'5" min x 5'9" (1.65m min x 1.75m)



Having three piece modern suite panelled bath with chrome taps and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome taps and

tiled splash backs, central heating radiator and double glazed window to the side.

EXTERIOR



The property occupies a convenient location, set back behind an open plan frontage which is mainly laid to lawn with driveway to the side providing a good level of off road car standing which continues under a covered car port and, in turn, a detached brick built garage at the rear with up and over door. The rear garden benefits from a westerly aspect and is mainly laid to lawn with initial paved terrace and borders well stocked with established shrubs.



COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR

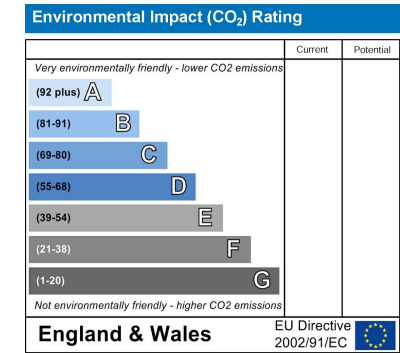
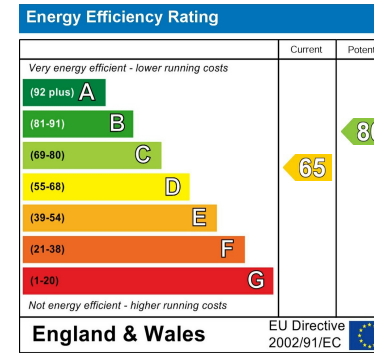
FIRST FLOOR

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.

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