



71 Forest Road, Bingham, Nottinghamshire,
NG13 8RL

Chain Free £270,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a detached bungalow which occupies a pleasant corner plot within this popular, established area of Bingham, ideally positioned for ease of access to the wealth of local amenities.

The property would suit those looking to downsize, requiring single storey living and ease of access to amenities. This pleasant, traditional bungalow offers an excellent level of off road parking with a generous block set driveway and garage and gardens to three sides. Internally the property offers a versatile level of accommodation comprising an initial enclosed porch leading through into a main sitting room which is part open plan to a dining area, a kitchen and central hallway giving access to two bedrooms, a shower room and conservatory.

The property benefits from gas central heating and UPVC double glazing as well as being offered to the market with no upward chain.

The property is likely to require some cosmetic modernisation but provides an excellent blank canvas for those wishing to place their own mark on a home.

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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO AN:

INITIAL ENCLOSED PORCH

3'9" x 2'9" (1.14m x 0.84m)

Having cloaks hanging space and a further door leading through into:

SITTING ROOM

12'11" x 11' (3.94m x 3.35m)



A pleasant reception having a westerly aspect to the front, the focal point to the room being feature stone faced fire surround with slate hearth and back and inset electric fire, the room also central heating radiator, coved ceiling, double glazed window and further door leading through into:



KITCHEN

14'3" max x 6'9" max (4.34m max x 2.06m max)



An L shaped kitchen appointed with a range of wall, base and drawer units with two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, space for free standing gas cooker, plumbing for washing machine, central heating radiator, double glazed windows to two elevations and a double glazed exterior door to the side.

RETURNING TO THE SITTING ROOM AND OPEN DOORWAY LEADS THROUGH INTO:



DINING ROOM

12' x 8'10" (3.66m x 2.69m)



A versatile space which would be ideal as formal dining, lying adjacent to the kitchen, or alternatively a study area having central heating radiator and double glazed window to the side.

A further door leads through into an:



INNER HALLWAY

6'5" (excl airing cupboard) x 2'8" (1.96m (excl airing cupboard) x 0.81m)

Having built in airing cupboard which also houses the gas central heating boiler and provides useful storage, access to loft space above and further doors leading to:

BEDROOM 1

11' x 9'9" (3.35m x 2.97m)



A double bedroom having aspect into the rear garden, fitted with a range of built in wardrobes and having central heating radiator and double glazed window.

BEDROOM 2

9'7" x 6'10" (2.92m x 2.08m)



A versatile room which provides a second bedroom or, alternatively an additional reception as it links through into the conservatory via a double glazed door.

CONSERVATORY

8'4" x 8' (2.54m x 2.44m)



A useful addition to the property providing a further versatile reception space have double glazed side panels

with opening top lights and pitched polycarbonate roof, power point and double glazed single French door leading into the rear garden.

Returning to the inner hallway a further door leads through into:

SHOWER ROOM

5'11" x 5'6" (1.80m x 1.68m)



Having a three piece suite comprising quadrant shower enclosure with sliding glass door and wall mounted Mira Sports electric shower, close coupled WC and pedestal washbasin, fully tiled walls, central heating radiator and double glazed window.

EXTERIOR



The property occupies a pleasant corner plot, set back behind an open plan frontage which is mainly laid to lawn but having an established border with inset shrubs. A block set driveway provides off road car standing and sweeps round to the front of the property, giving access to the main entrance. A pair of wrought iron gates to the side of the property provide access to a further block set driveway providing an excellent level of off road parking with an adjacent lawned garden having perimeter borders with established shrubs and enclosed by panelled fencing. The driveway in turn continues to the rear of the property where there is a detached garage. To the side of the garage is a further garden area with ornamental pond, gravelled borders and timber storage shed. The rear garden offers an initial block set seating area leading onto the lawned area with perimeter borders with established shrubs enclosed by panelled fencing.



GARAGE

A detached brick built garage having up and over door.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

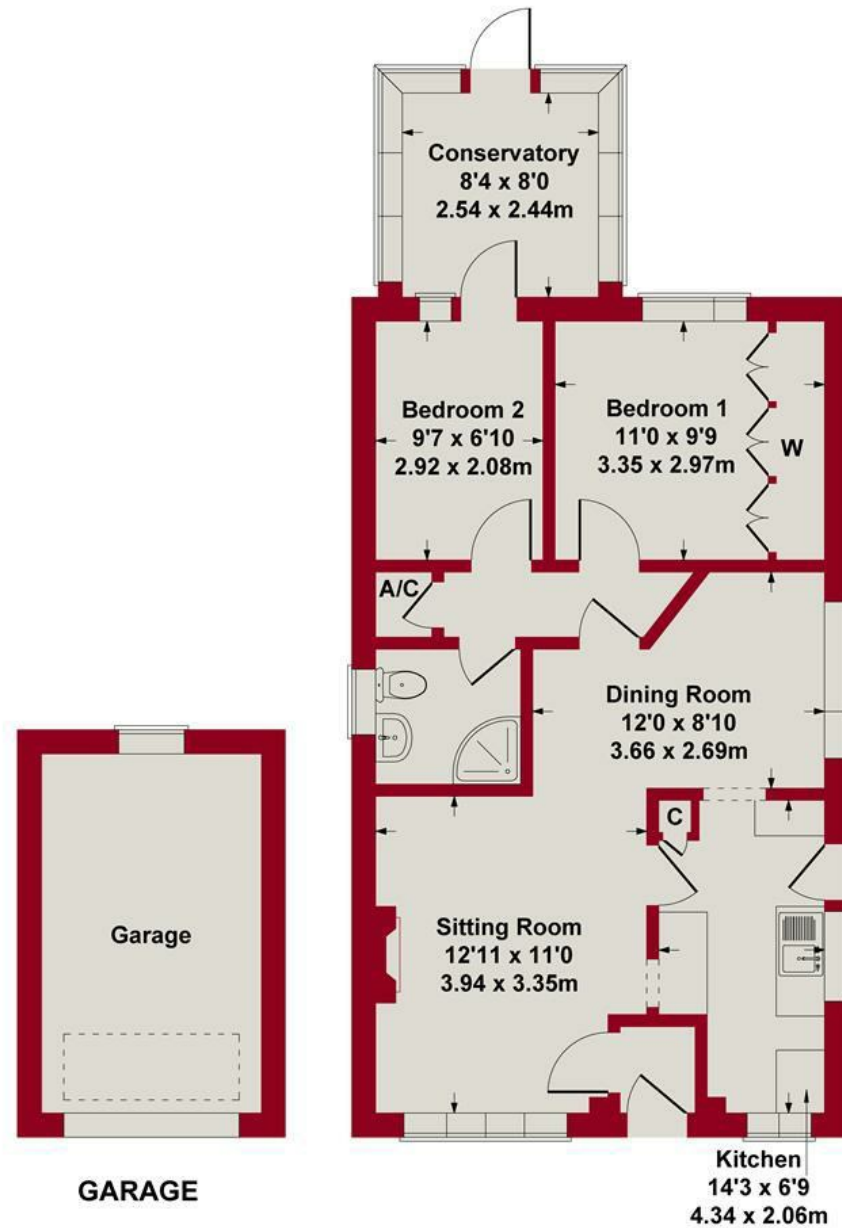
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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





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Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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