



Glendoe Grove, Bingham
Nottingham, NG13 8SJ



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£260,000

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 hall, kitchen, living / dining room, two bedrooms, contemporary shower room, conservatory, detached garage with driveway providing off street parking and being situated on an end plot. Council Tax Band - C. Freehold. EPC Rating - C. No Upward Chain.



Entrance

Double glazed door into Entrance Hall.

Entrance Hall

Wood effect flooring, doors to the Living / Dining Room, coats cupboard, further storage cupboard housing the gas combination boiler and Kitchen.

Kitchen

10'0" x 7'11" (3.07 x 2.43)

Fitted with a good range of wooden base and wall mounted units with work surface over, inset sink and drainer, built-in gas hob with extractor fan over, space and plumbing for washing machine and space for further under counter appliances, tile effect floor and uPVC double glazed windows to the front and side elevations

Living / Dining Room

13'1" max x 17'1" max (4 max x 5.21 max)

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

Inner Hall

Doors to the Bedrooms and Shower Room and having loft access.

Shower Room

5'10" x 6'5" (1.80 x 1.97)

Fitted with a contemporary three piece suite comprising: Corner shower cubicle with chrome rain shower and rinser over and W.C. and wash basin set into a vanity storage unit. UPVC double glazed window to the side elevation and wood effect flooring.

Bedroom One

10'7" x 11'7" (to wardrobes) (3.23 x 3.54 (to wardrobes))

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

Bedroom Two

8'0" x 8'7" (2.44 x 2.62)

Double glazed patio doors to the Conservatory.

Conservatory

9'1" x 7'11" (2.79 x 2.43)

UPVC double glazed construction with insulated roof and French doors leading out to the Rear Garden.

Detached Garage

Up and over garage door to the front, pedestrian door to the side elevation, light and power.

Rear Garden

The Rear Garden has been hard landscaped with low maintenance in mind with a gravel area having raised planted borders, patio area and access down both sides of the property leading to the front.

Outside to the Front

The Front Garden has again been hard landscaped with a gravel area and flagstone and there is a driveway providing off street parking with vehicle gates and leads to the Entrance and 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.

Very 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

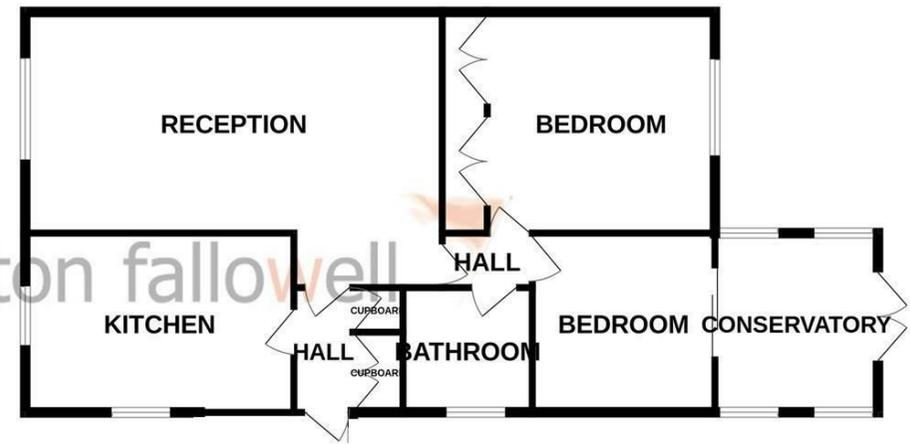
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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 | 73 | 81 |
| (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 | | |

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.
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