



**4 Raymond Drive, Bingham, Nottinghamshire,  
NG13 8DB**

**Chain Free £315,000**

**Tel: 01949 836678**

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



- Detached Bungalow
- Spacious Reception
- Wet Room & Separate WC
- Driveway & Garage
- Walking Distance To Local Amenities
- 3 Bedrooms
- Breakfast Kitchen
- Cul-De-Sac Location
- No Upward Chain
- Westerly Facing Rear Garden

An individual detached bungalow located in a small cul de sac setting within this popular area of Bingham, on a level plot within walking distance of the wealth of local amenities.

The property extends to just in excess of 1000 sq ft and offers 3 bedrooms, spacious living/dining room, breakfast kitchen, modern wet-room and separate wc. In addition the property benefits from UPVC double glazing and gas central heating with upgraded boiler.

The property occupies a pleasant established plot benefitting from a westerly rear aspect, the gardens landscaped for relatively low maintenance living set back behind a low brick wall frontage behind which lies artificial lawn with adjacent established borders and wrought iron gates giving access onto driveway and, in turn, a covered car port and detached brick built garage.

The rear garden has again been landscaped for relatively low maintenance living, offering a good degree of privacy with artificial lawn, paved terrace and established borders.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

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.

AN OPEN FRONTED STORM PORCH WITH GRP WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

### ENTRANCE HALL

16'9 max x 15'0 max (5.11m max x 4.57m max)

An L shaped entrance having central heating radiator, built in cloaks cupboard, separate boiler cupboard housing the Glow Worm gas central heating boiler and providing additional storage, further door to:

### SITTING / DINING ROOM

20'7 x 15'5 (6.27m x 4.70m)

A well proportioned reception large enough to accommodate both sitting and dining areas, having dual aspect with double glazed windows to the front and side elevations, feature

fireplace and surround with marble hearth and back and inset electric fire, shelved alcoves, coved ceiling, two central heating radiators and multi-pane door leading through into the:

### KITCHEN

16'9 x 11'3 (5.11m x 3.43m)

A well proportioned L shaped room having aspect to the rear, fitted with a range of oak fronted wall, base and drawer units, laminate and wood-trim tiled preparation surfaces, stainless steel one and a third bowl sink and drainer unit, tiled splashbacks. Integrated appliances include four ring electric hob with filter hood over, double oven, plumbing for washing machine and dishwasher, room for small breakfast table, central heating radiator, double glazed window to the rear, woodgrain effect exterior door at the side.

From the entrance hall further doors lead to:

### BEDROOM 1

10'11 x 9'10 (3.33m x 3.00m)

Having aspect to the front, built in wardrobes, central heating radiator and double glazed window.

### BEDROOM 2

12'6 x 9'10 (3.81m x 3.00m)

A further double bedroom having aspect to the rear, built in wardrobe with sliding mirrored door front, coved ceiling, central heating radiator and UPVC double glazed window.

### BEDROOM 3

8'1 x 8'2 (2.46m x 2.49m)

Having central heating radiator and double glazed window to the rear.

### SHOWER ROOM

8'4 x 5'9 max (2.54m x 1.75m max)

Having large walk-in shower area with bi-fold screen and wall mounted Mira electric shower, pedestal wash basin, chrome towel radiator, tiled splashbacks, shaver point, double glazed window to the rear.

### SEPARATE WC

7'11 x 2'11 (2.41m x 0.89m)

Having close coupled wc, wall mounted wash basin with tiled splashback, double glazed window to the rear.

### EXTERIOR

The property occupies a pleasant established plot within a small cul-de-sac, set back behind a walled frontage with low maintenance artificial lawn and established borders containing a variety of shrubs. Wrought iron gates give access onto a paved driveway which continues under a covered car port to a brick built garage at the rear.

### GARAGE

17'10 x 8'8 (5.44m x 2.64m)

Having up and over door, power and light, window to the side.

## REAR GARDEN

The rear garden benefits from a westerly aspect and has been landscaped for low maintenance with block set and paved seating areas and artificial lawn enclosed by panelled and feather edge board fencing exterior light and cold water tap.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D.

## TENURE

Freehold

## 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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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

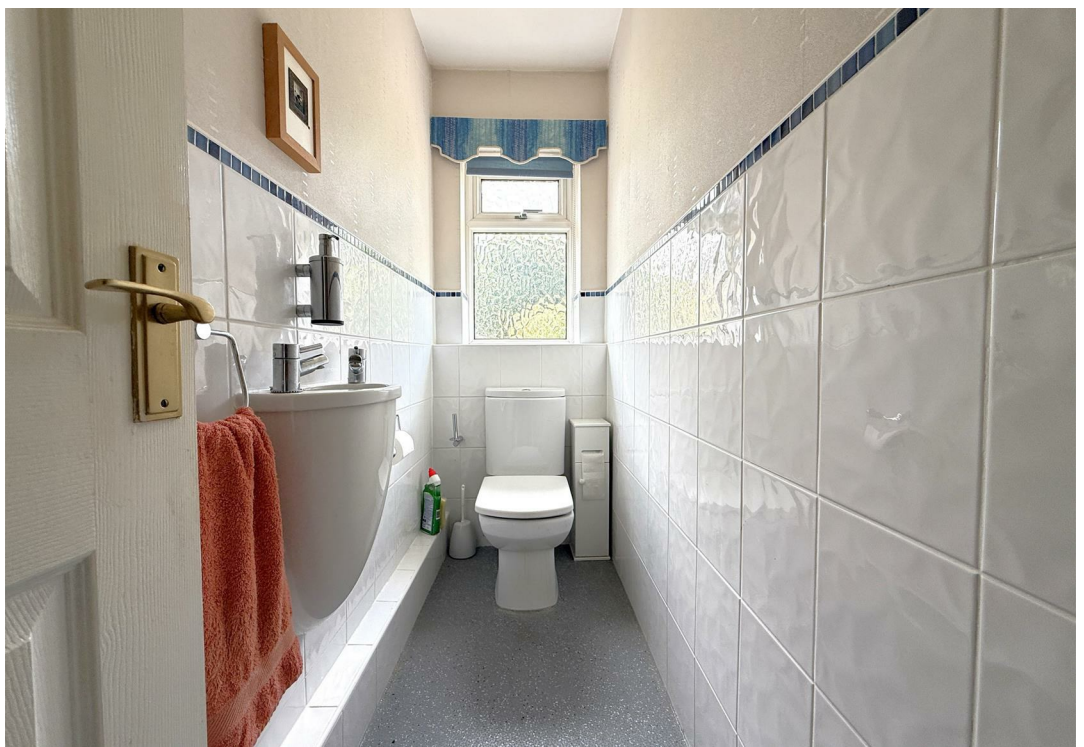
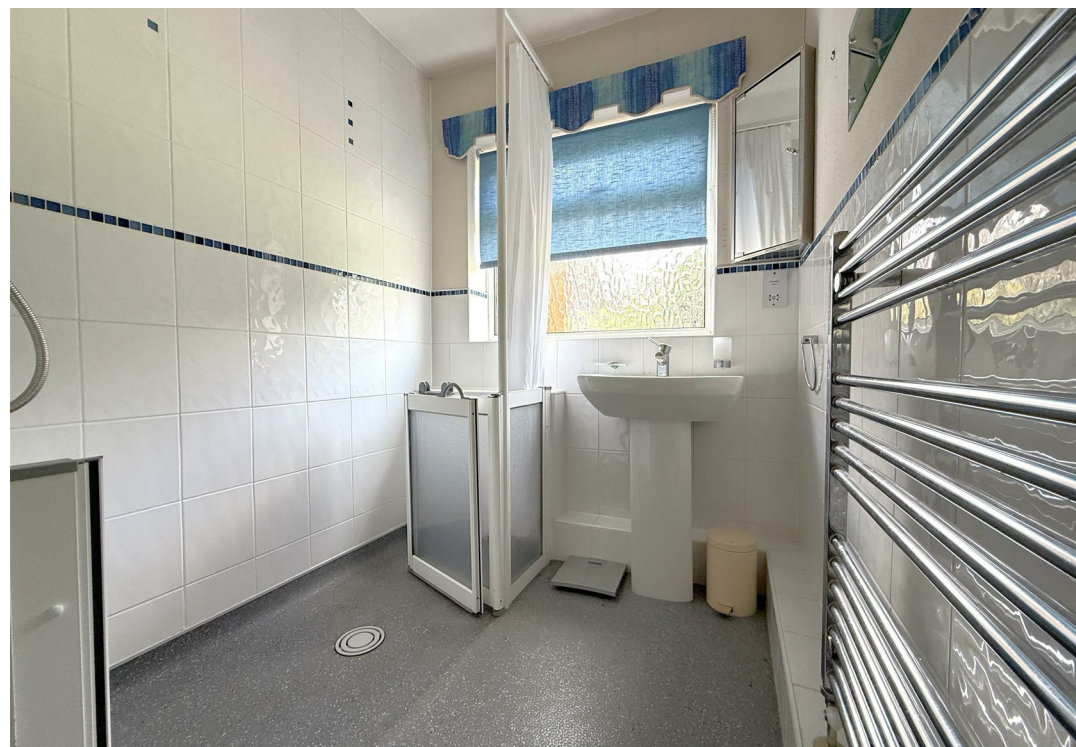






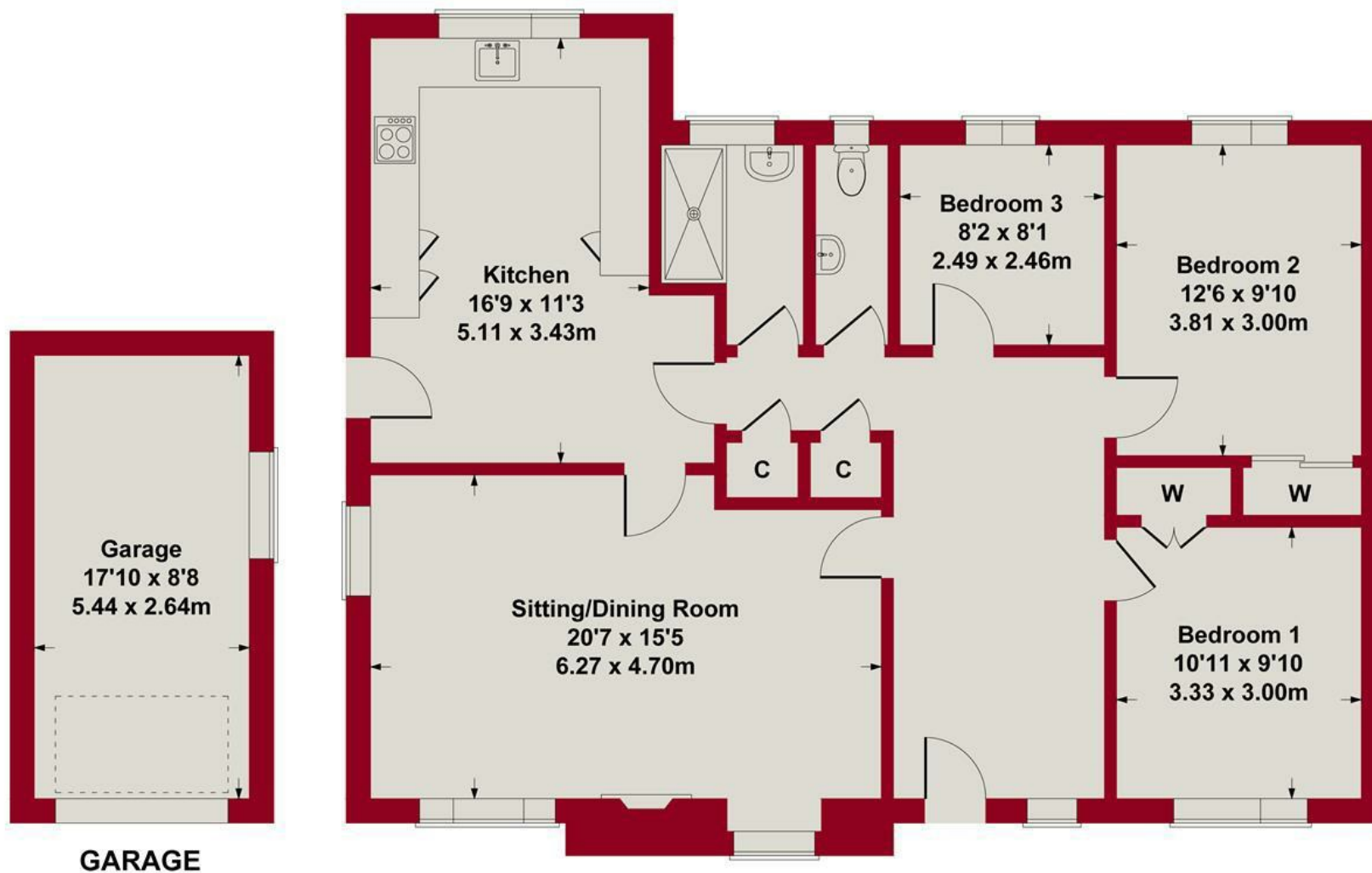








Approximate Gross Internal Area  
1259 sq ft - 117 sq m



**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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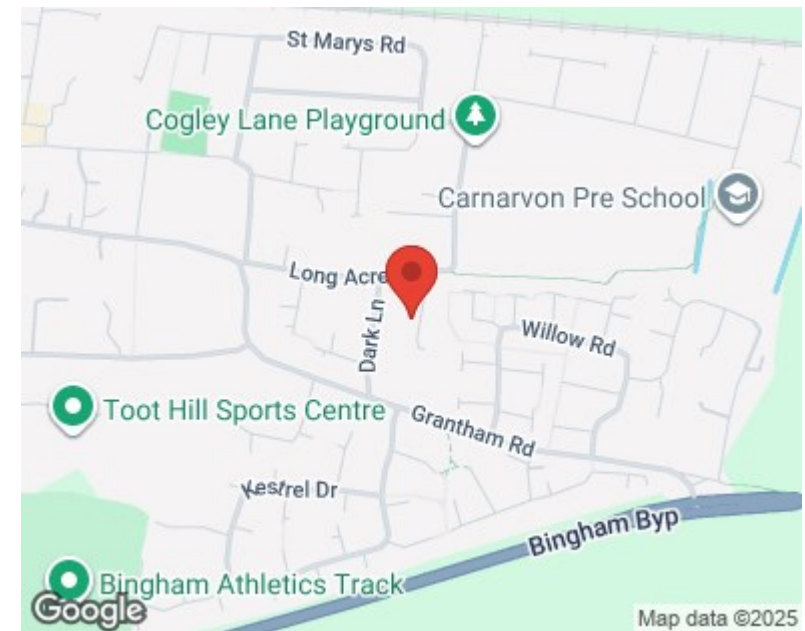






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



**RICS**



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