

**FOR SALE**

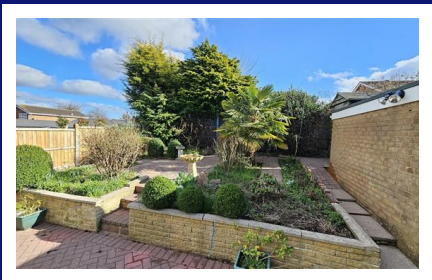
**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**1 RUFFORD GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8RH**

**£289,950**



Definitely one for the short list! This detached bungalow, within a much requested and quiet area of Bingham of mainly similarly styled properties, enjoys an ideal situation for those seeking a home in a peaceful location with a very private rear garden... with the perfect vantage point from which to enjoy the colour and texture... a very large Conservatory. The landscaped rear gardens are mainly laid to block paving for ease of maintenance with plenty of greenery and shrubs. **RECENTLY DECORATED** and with **NEW CARPETS** throughout... you can walk in, put your furniture down and... do nothing.

The property is less than five minutes drive from Bingham Market Place where there are a range of shops as well as healthcare and the Library.

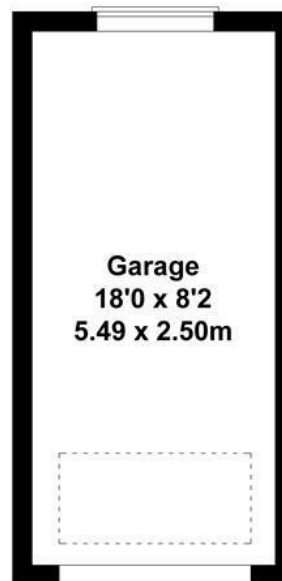
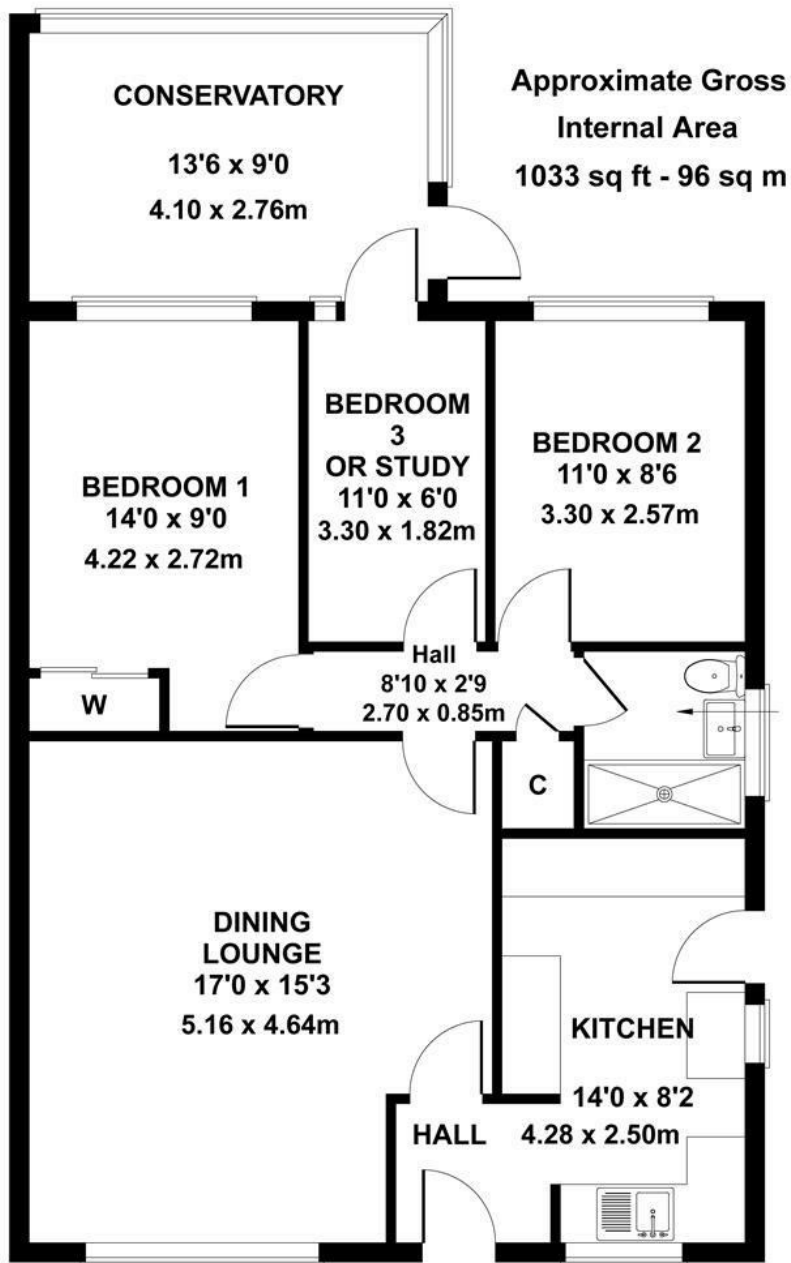
As many buyers are aware, bungalows in Bingham are at a real premium – particularly those within such a popular cul-de-sac. With this in mind, coupled with the realistic asking price, we anticipate a high degree of interest with the property being sold with **NO CHAIN**; to ensure a speedy purchase if required. See it at your earliest convenience to avoid disappointment!

Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

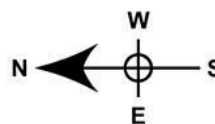
With a bus stop only 450 yards away on Nottingham Road, there is very easy access into the Market Place of Bingham where you can enjoy a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

## 1 RUFFORD GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RH





Not to Scale.  
For Illustrative  
Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	

Council Tax Band

C

**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Turn right into Thoresby Road. At the T junction turn right again into Bowland Road which becomes Forest Road. Follow the road round to the left and Rufford Grove will be found on the left hand side with the property located immediately on the left hand side, clearly denoted by the Hammond Property Services for sale sign.

**For Sat Nav use Post Code: NG13 8RH**





Double glazed entrance door to the hallway with a central heating radiator and access to both the kitchen and dining lounge.

### **DINING LOUNGE**

17'0 x 15'3 (5.18m x 4.65m)

Feature fireplace with coal effect electric fire with stone effect surround, two central heating radiators, double glazed bow window to the front.







### **BREAKFAST KITCHEN**

14'0 x 8'2 (4.27m x 2.49m)

Stainless steel sink unit with single drainer and mixer tap, electric and gas cooker point, plumbing for washing machine, double glazed window to the front, and both a double glazed window and double glazed door to side. Central heating radiator and breakfast bar.

Inner hallway with access to roof space.







### **BEDROOM 1**

14'0 x 9'0 (4.27m x 2.74m)

Double glazed window to rear, central heating radiator. Built-in and mirror fronted wardrobes.

### **BEDROOM 3 / STUDY / DINING ROOM**

11'0 x 6'0 (3.35m x 1.83m)

with a central heating radiator and double glazed door leading into the conservatory.

### **CONSERVATORY**

13'6 x 9'0 (4.11m x 2.74m)

with double glazed windows and double glazed door to the garden. Wall mounted central heating radiator ensuring use throughout the year.







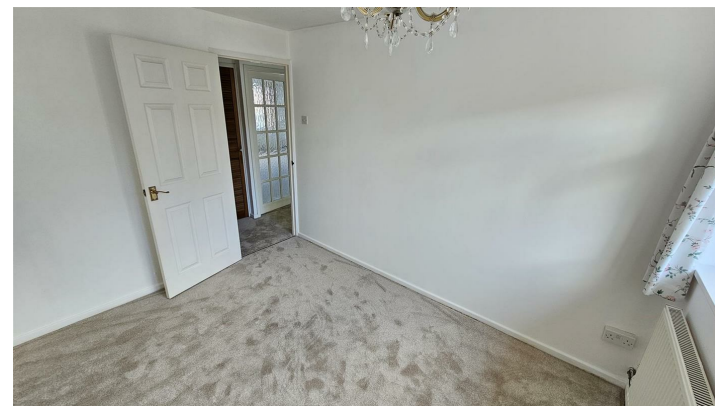
### **BEDROOM 2**

11'0 x 8'6 (3.35m x 2.59m)

Double glazed window to rear, central heating radiator.

### **FULLY TILED SHOWER ROOM**

Fitted with three piece suite comprising low level W.C., pedestal wash hand basin with cupboard under, a walk-in shower enclosure. The room is decoratively tiled to walls and floor and has an obscure double glazed window and a chrome towel radiator.







### **OUTSIDE - FRONT**

The front garden has also been laid for ease of maintenance with an established planted area that is full of mature shrubs. A block paved driveway provides off street parking for more than one vehicle and double gates provide security and lead to the GARAGE which has both power and light as well as remote controlled electric up and over door.

### **OUTSIDE - REAR**

In addition, the very private rear garden has also been laid for ease of maintenance and has a block paved patio area and is fully enclosed with secure timber panelled fencing.







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!







Steve Pritchett

Please contact us for a **FREE** discussion on our services

**01949 87 86 85**



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