

FOR SALE

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**45 RINGWOOD ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SZ**

£210,000

45 RINGWOOD ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8SZ

A fantastic opportunity to acquire a modernised bungalow occupying a pleasant plot, tucked away in a small cul-de-sac setting within this highly regarded and well-served market town.

The property is available with NO UPWARD CHAIN and has benefitted from a programme of modernisation a few years ago and the accommodation comprises of a very spacious reception hall which leads through into a generous L-shaped living / dining room, with an attractive polished limestone feature fireplace. There is the useful addition of a conservatory providing further flexible reception space and giving access into the contemporary kitchen, which is fitted with a generous range of gloss fronted units and integrated appliances. In addition, there is a double bedroom and a further room which could be used as an additional reception or Bedroom 2. In addition there is a shower 'wet' room adjacent to the main bedroom.

The property benefits from UPVC double glazing and gas central heating, and has a large block set driveway to the front providing ample off road car standing and an enclosed established garden to the rear.

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!

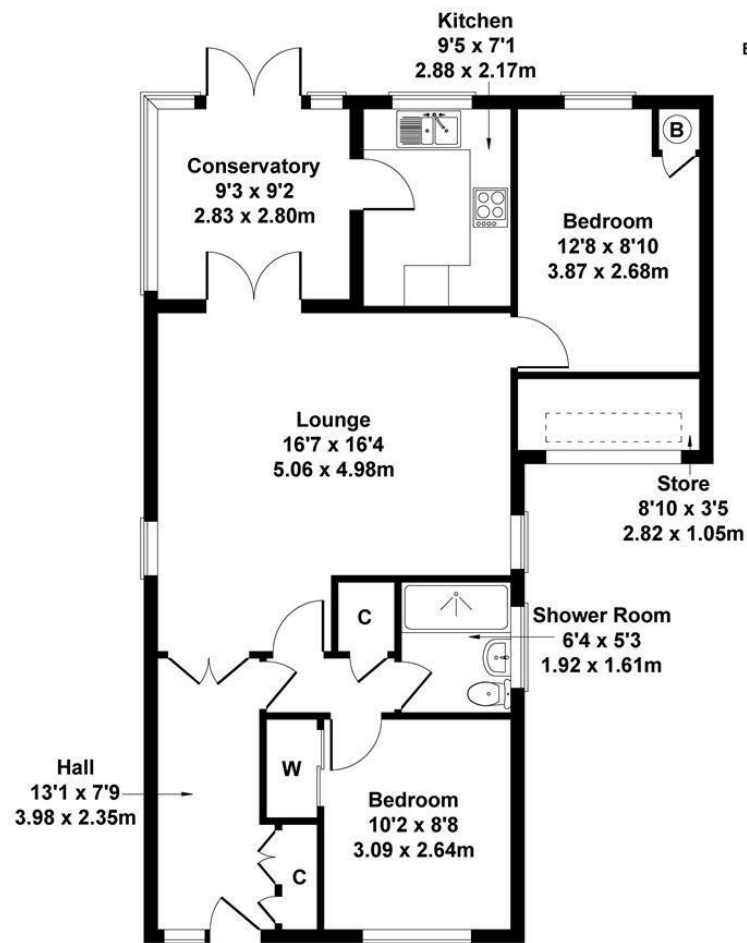
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!



45 Ringwood Road, Bingham, Nottingham, NG13 8SZ

Approximate Gross Internal Area
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	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	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. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road where Ringwood Road will be found on the right hand side, just past the children's play area. Having turned right into Ringwood Road, turn left at the T junction and the property will then be found on the right hand side; clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8SZ



Upvc double glazed door leads through into the initial

RECEPTION HALLWAY

13'0 x 7'9 (3.96m x 2.36m)

A well-proportioned initial entrance and reception hallway with a useful full-height cloaks cupboard and a central heating radiator. Half glazed doors into the

DINING LOUNGE

16'8 x 16'4 (5.08m x 4.98m)

A well-proportioned L-shape main reception which links through into the conservatory creating an excellent everyday living/entertaining space and is large enough to accommodate a dining table with the main feature being an attractive polished limestone fireplace, hearth and mantle, inset electric fire, two central heating radiators and UPVC double glazed windows to two elevations. Glazed double doors into the





CONSERVATORY / SUN ROOM

9'6 x 9'6 (2.90m x 2.90m)

Providing further flexible living space and giving access into the rear garden, UPVC double glazed side panels, pitched polycarbonate roof, UPVC double glazed French doors, central heating radiator, wood effect laminate flooring, two wall light points and a door into the





KITCHEN

9'6 x 7'0 (2.90m x 2.13m)

with a contemporary range of gloss fronted wall, base and drawer units, U-shape configuration of granite effect laminate work surfaces, inset stainless steel bowl, sink and drainer unit, tiled splashbacks, under-unit lighting, integrated appliances including ceramic hob with extractor hood over, single oven, microwave over, space for free-standing fridge freezer, UPVC double glazed window to the rear.

BEDROOM TWO OR DINING ROOM

12'8 x 9'0 (3.86m x 2.74m)

A versatile space currently utilised as an additional reception area (or Bedroom ?) with a central heating radiator, useful built-in cupboard which also houses the gas central heating boiler and there is a UPVC double glazed window to the rear.





From the main reception hallway, a further door gives access through to the

INNER HALLWAY

with access to loft space above, built-in airing cupboard providing useful storage and also houses the hot water cylinder. Doors to the

BEDROOM ONE

10'2 x 8'8 (3.10m x 2.64m)

A double bedroom with a double glazed window to the front, built-in wardrobes with overhead storage and a central heating radiator.

SHOWER 'WET' ROOM

walk-in shower area with a wall-mounted shower, with independent handset, low flush W.C., a wall-mounted wash basin with chrome mixer tap, fully tiled walls, central heating radiator and an extractor fan, UPVC obscure double glazed window.





OUTSIDE - FRONT

The property occupies a pleasant position tucked away in a small cul-de-sac setting on a relatively low maintenance plot, set back from the close behind a block paved driveway, which provides off road car standing for 4 vehicles as it continues to the side of the property. The former garage has an up and over door and provides a good level of storage.

OUTSIDE - REAR

Landscaped for relatively low maintenance living, with a large paved terrace providing a westerly facing pleasant outdoor seating area, established lawn and well-stocked perimeter borders.

