

FOR SALE

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**68 LANGDALE GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SS**

£179,950

68 LANGDALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SS

**** NO CHAIN **** Hammond Property Services are delighted to bring to the market this 2 bedroom Property at Langdale Grove in Bingham. The property offers an excellent opportunity to acquire a well-proportioned gas centrally heating throughout. Good local shopping facilities exist within the Market Place and there are well regarded schools catering for all age groups.

This attractive gas centrally heated and double glazed home is offered for sale with immediate vacant possession. As such you can move in just as soon as the necessary legal and financial work has been completed!

The property is located approximately five minutes' drive from Bingham Market Place where there are a range of shops available. It is also around five minutes' drive from the Vale of Belvoir where there are lovely walks, quaint villages and hostelrys each with their own highly individual character. What could be better?

Sensibly priced homes with two double bedrooms always prove very popular – with this in mind, coupled with the generally very healthy market currently prevailing in Bingham, we anticipate a high degree of interest. Early viewing is therefore strongly recommended to avoid **DISAPPOINTMENT!**

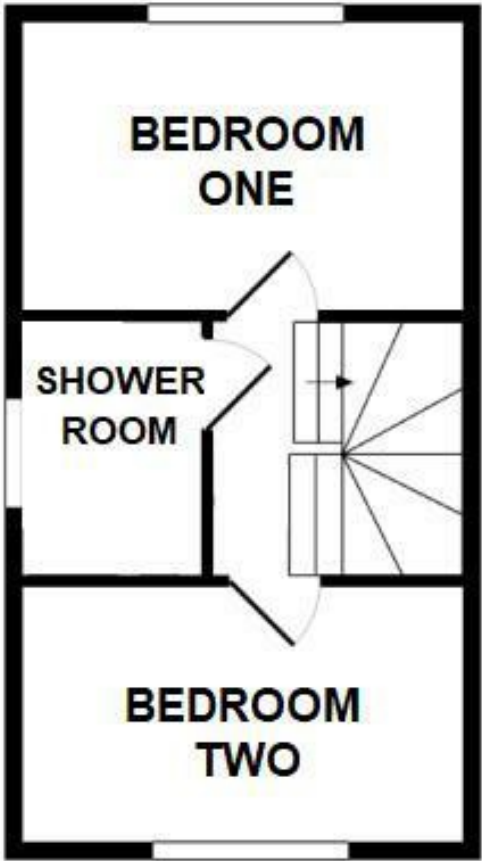
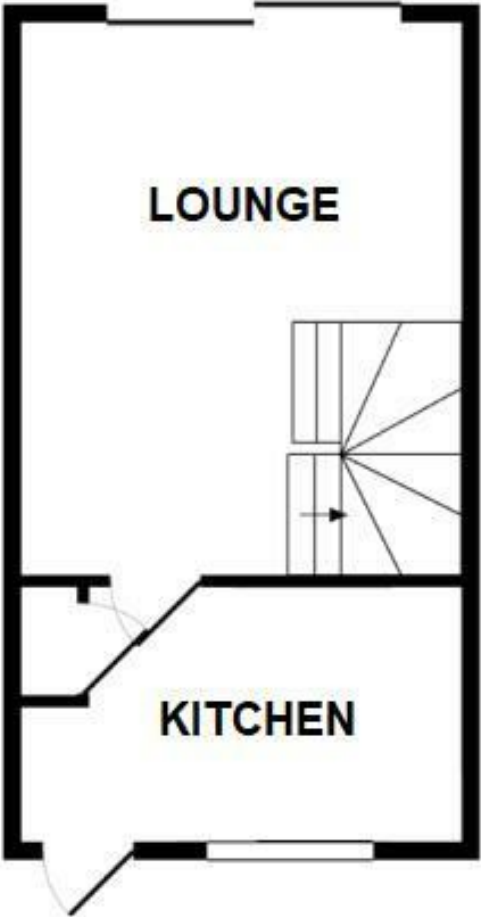
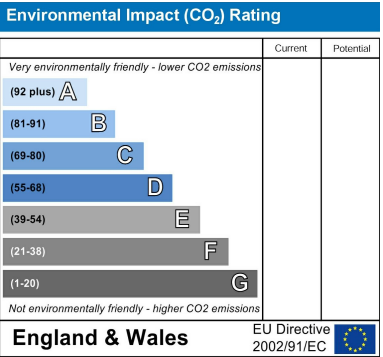
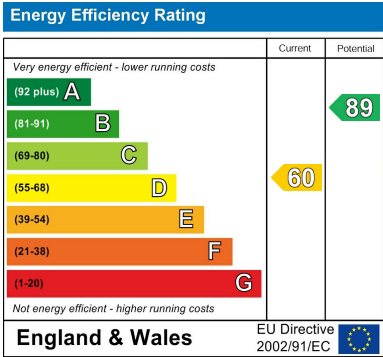


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights onto Nottingham Road. Take the last turning on the right immediately prior to the island into Balmoral Road. At the T junction turn left into Wychwood Road. Turn first left into Langdale Grove. Follow the road round to the right . The property will then be found on the left hand side clearly denoted by the HAMMOND Property Services for sale sign.

For Sat Nav use Post Code: NG13 8SS

Council Tax Band

B





Entrance door through to:

KITCHEN

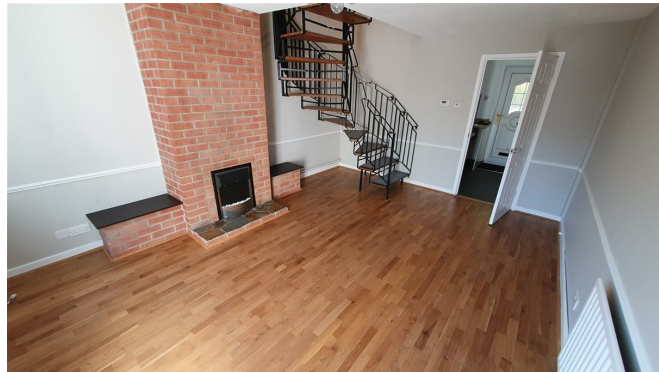
12'3 x 7'0 (3.73m x 2.13m)

Work surface with one and a half bowl sink unit with drawers and cupboards under. Further work surface with drawers and cupboards under. Wall mounted cupboards. Double glazed window. Built in cupboard. 12'3 x 7'0

LOUNGE

15'6 x 12'3 (4.72m x 3.73m)

Double glazed door to the exterior. Central heating radiator. Double glazed window. Spiral staircase to the first floor. Gas fire. Brick fireplace. 15'6 x 12'3





LANDING

Doors through to:

BEDROOM ONE

12'3 x 8'3 (3.73m x 2.51m)

Double glazed window and central heating radiator. 12'3 x 8'3

SHOWER ROOM

Recently fitted shower room, tiled walls and floor, walk in shower with rain head and hand set shower, low level flush W.C, wash hand basin and chrome heated towel rail.



BEDROOM TWO

12'3 x 7'3 (3.73m x 2.21m)

Double glazed window. Central heating radiator. Airing cupboard with hot water cylinder. Built in cupboard. 12'3 x 7'3

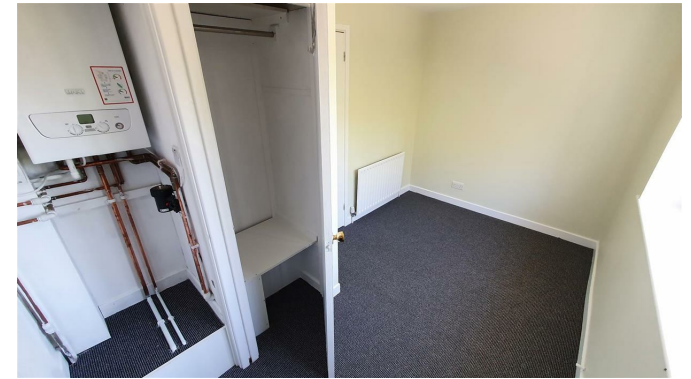




OUTSIDE

To the fore of the property is an open plan lawned garden. To the rear is a lawned garden with path leading to the wooden shed/outhouse.

There is also ample guest parking in a parking area at the end of the row.







Rosie Chick

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

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to arrange a suitable time for us to call out and to discuss what we do and how we do it!