

FOR SALE

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**37 MAIN STREET, TEA POT ROW, EAST BRIDGFORD,
NOTTINGHAMSHIRE NG13 8PA**

£260,000

37 MAIN STREET, TEA POT ROW, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8PA

Three bedroom cottage home on a wonderful 'cottage garden' plot – with a very private rear garden and two separate living rooms – both with plenty of original charm and character. With the unusual added features of a large walk-in pantry in the kitchen, separate utility room and downstairs W.C. - modern features you wouldn't expect to find in property that is almost 200 years old!

To the rear is a typical cottage lawned garden with wall and hedge borders, well stocked flower beds and borders, lawned area, paved patio area at the head of the first half of the garden – the perfect sun trap for those balmy evenings of al fresco dining. There is also a useful garden shed.

Whilst ready for a new owner to stamp their own mark on it, with numerous modern upgrades throughout, the original character simply oozes at every turn on both levels.

Number 37 is set in the heart of this much sought after village. For those not familiar with East Bridgford, it is one of the most requested locations in the area. It is a thriving Village Community and benefits from a very highly regarded School, modern Health Centre, local shop/newsagent, Post Office and Hairdressers as well as the highly rated Royal Oak public house. More extensive amenities are available in the nearby Market Town of Bingham.

East Bridgford is well situated just a few minutes from the A52 & A46 which allow access to the surrounding commercial centres of Nottingham, Newark and Leicester. For those travelling further afield, the A1 & M1 as well as East Midlands Airport are all around 30 minutes drive away.

The sale of a property on Tea Pot Row affords a rare opportunity for discerning purchasers to acquire a home which provides not only more space than you would expect, style and quality but also an abundance of charm and character.

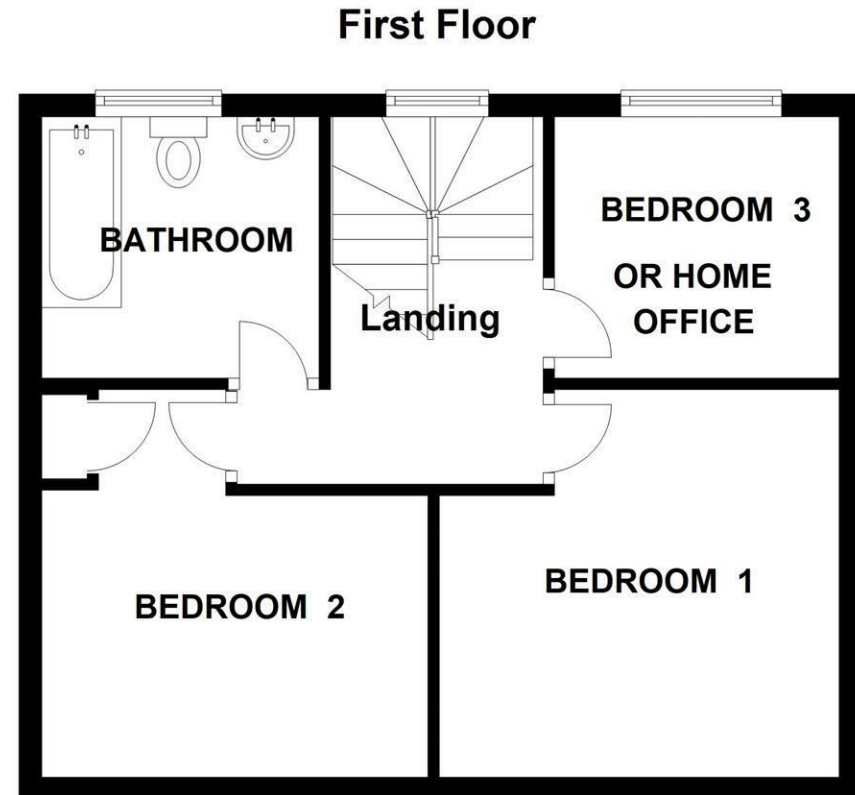
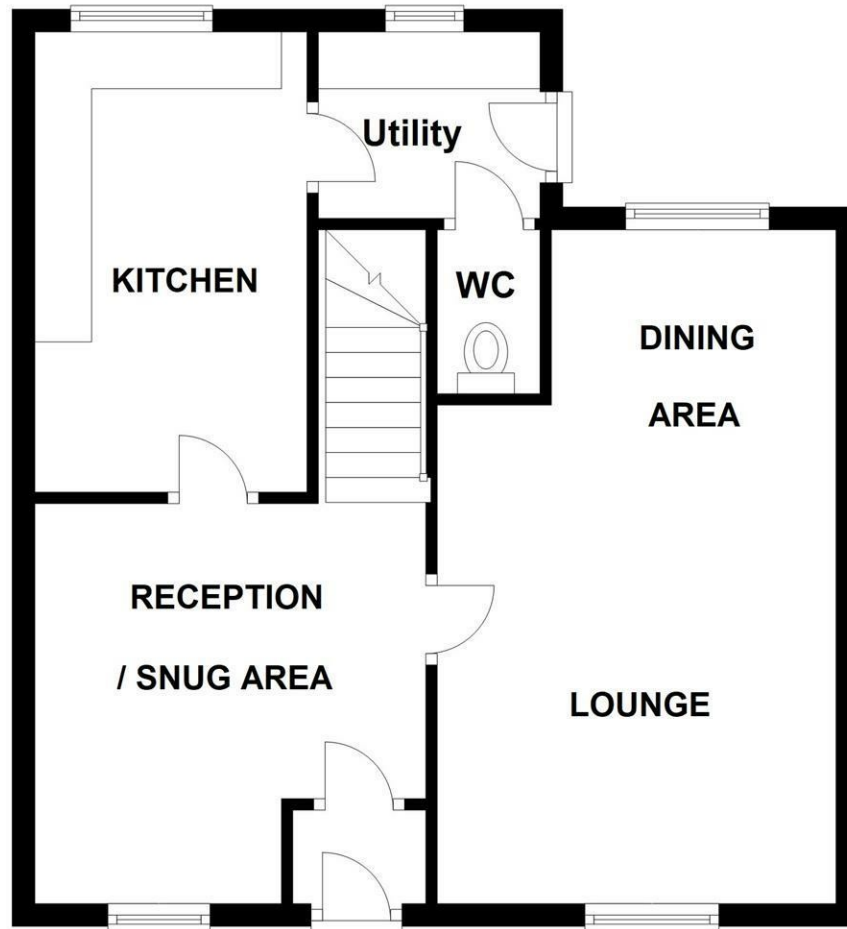
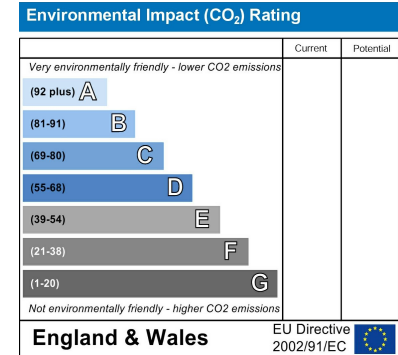
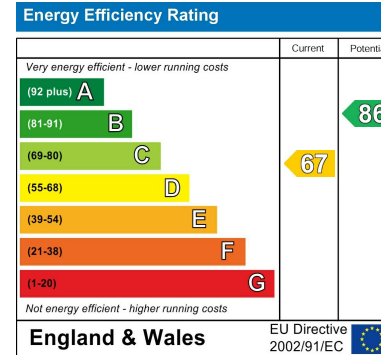


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the Margidunum Traffic Island take the third exit as directed to East Bridgford. Pass the Garden Centre on the left and then take the next left hand turning as directed to East Bridgford. On entering the village pass the Health Centre on the left hand side. Continue along Main Street and as the road bends around to the right, Tea Pot Row will be found on the right, with this particular property being clearly denoted by our Hammond Property Services For Sale board.

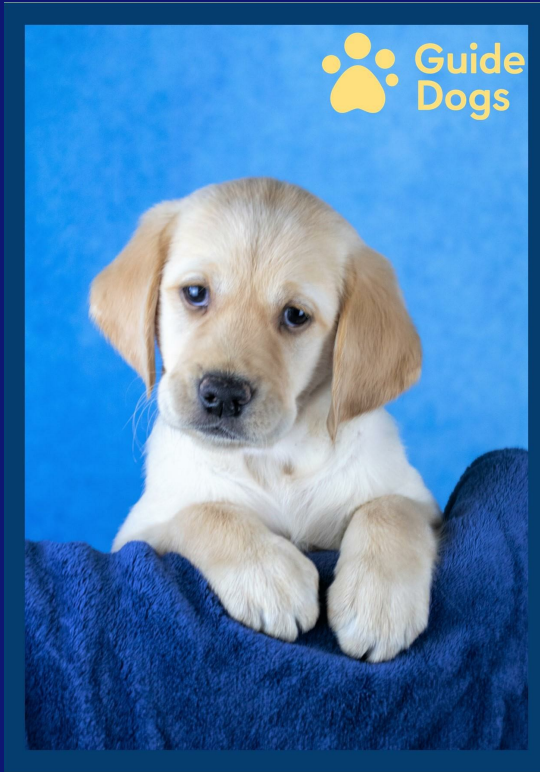
For Sat Nav use Post Code: NG13 8PA

Council Tax Band

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Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at
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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email sponsorship@hammondpropertyservices.com



Double glazed entrance door leading to

HALLWAY

with further latch door into the

RECEPTION / SNUG

12'0 x 11'3 (3.66m x 3.43m)

with beamed ceiling, feature fireplace with brick surround and coal-effect electric fire, central heating radiator, stairs to first floor and latch door to the kitchen.





DINING LOUNGE

19'6" x 11'6" (5.94m x 3.51m)

Latch style door and heavily beamed ceiling, feature brick faced fireplace with electric fire, two central heating radiators, dual aspect with a double glazed window to the front elevation, double glazed patio door to the rear garden and a feature wall light.





KITCHEN

13'3 x 7'9 (4.04m x 2.36m)

Fitted kitchen units to include base and eye cabinets, with roll top 'Butcher's block' work surfaces and breakfast bar, tile effect flooring, four ring electric hob with integral electric oven under. Extremely useful shelved pantry. Central heating radiator. Multi glazed door leading to the utility room.

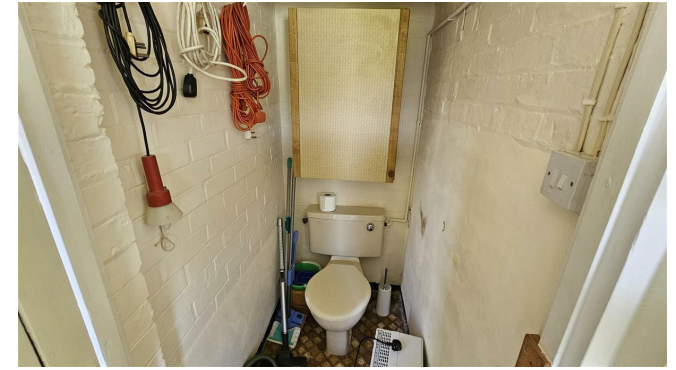




UTILITY ROOM

Co-ordinating working surface with plumbing for washing machine, space for small fridge/freezer and wall mounted gas boiler. Half glazed door to the rear garden.

CLOAKROOM / W.C.
with low flush W.C.





From the Reception / Snug, stairs lead to the first floor landing

LANDING

BEDROOM 1

11'6 x 11'0 (3.51m x 3.35m)

with beamed ceiling and a double glazed window overlooking the front. Built in wardrobes and overhead storage cupboards. Central heating radiator.

BEDROOM 3 / HOME OFFICE

8'3 x 7'6 (2.51m x 2.29m)

with a double glazed window overlooking the rear garden. Central heating radiator.





BEDROOM 2

11'2 x 10'6 (3.40m x 3.20m)
with beamed ceiling and double glazed window overlooking the front. Shelves area and built in wardrobes. Central heating radiator.

BATHROOM

a fully tiled room low flush W.C., bidet, pedestal wash basin, bath with shower over and screen.





OUTSIDE

To the fore of the property there is a raised frontage with steps to the front door. Mature shrubs and plantings over an original retaining wall.

REAR GARDENS

To the rear is a typical cottage lawned garden with wall and hedge borders, well stocked flower beds and borders, lawned area, paved patio area at the head of the first half of the garden – the perfect sun trap for those balmy evenings of al fresco dining. There is also a useful garden shed. There is a right of way for the to-ing and fro-ing of bins for waste and recycling from No. 33 and for us through and past No. 43 who have the corridor between the end wall of Tea Pot Row and the neighbour beyond No. 43.





The garden continues towards the rear boundary with a further area of lawn, mature border shrubs and a second patio area from which to enjoy the last drops of Merlot at the end of the evening.

