

**FOR SALE**

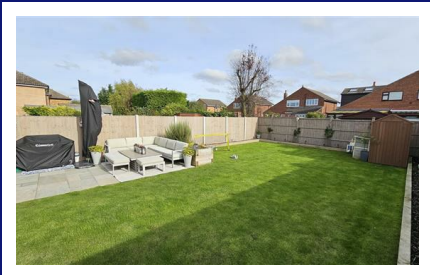
**01949 87 86 85**

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**6 ST. MARYS ROAD, BINGHAM,  
NOTTINGHAMSHIRE NG13 8DW**

**OFFERS OVER £380,000**

**\*\*\* OPTION 3 SCHEME \*\*\*** Please note that this property is being sold under our unique **OPTION 3 SCHEME** and we would ask you to contact our office on **01949 87 86 85** to have the Scheme explained to you fully to avoid any disappointment.

A brand new home in an old shell!

An immaculate detached home occupying a pleasant position within a highly sought after development – perfect for young professionals/ executive couples - with a fabulous open plan and extended family dining kitchen area - with views across the sunny rear garden which has been landscaped to provide an attractive patio area in which to sit for those who enjoy al fresco dining during those balmy summer evenings.

The new gas central heating system (2019), the wiring, the double glazing throughout should put this to the top of any house hunter's list with new doors, decor, water underfloor heating system to the ground floor with dual thermostat. This is very much a 'walk in, put your furniture down and do nothing' home.

The interior has been enhanced by the creation of the open plan dining kitchen arrangement that overlooks the sunny rear garden via the bi-fold doors - it is what everyone is looking for.

The considerable programme of works begins with its attractive contemporary part-clad facade and anthracite double glazed windows. A contemporary entrance door leads into the entrance hall which leads into a superb living/dining kitchen with a run of bi-folds to the rear & skylights in the part vaulted ceiling. The kitchen enjoys a generous range of units including island and integrated appliances This is open plan to a living/dining space which will undoubtedly become the heart of the home.

There is a separate main reception to the front, as well as a utility room, downstairs cloakroom & W.C. To the first floor are three bedrooms, two being generous doubles and a reconfigured bathroom which includes both bath & separate shower.

## 6 ST. MARYS ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DW



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Proceed along Long Acre East and follow the road round to the left into Cogley Lane and pass the childrens' play area and swings. Turn left into Butt Road and then right at the T Junction into St Mary's Road where the property will then be found immediately on the right hand side.

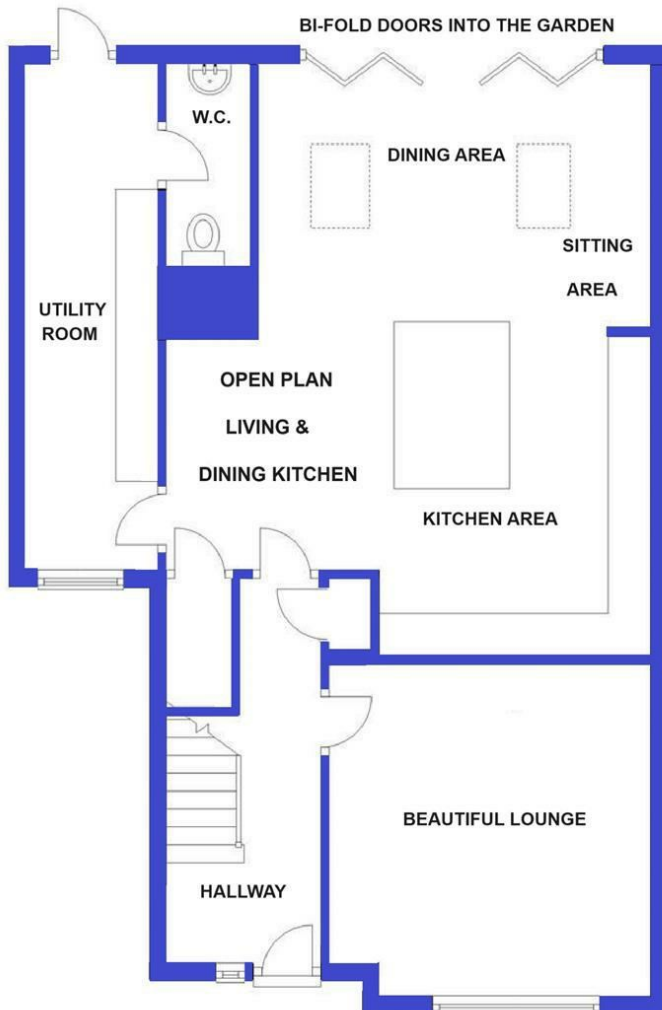
**For Sat Nav use Post Code: NG13 8DW**

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



**TOTAL AREA = Approx. 117.3 sq.m. (1262.4 sq.ft.)**

**GROUND FLOOR = Approx. 73 sq.m. (784.5 sq.ft.)**

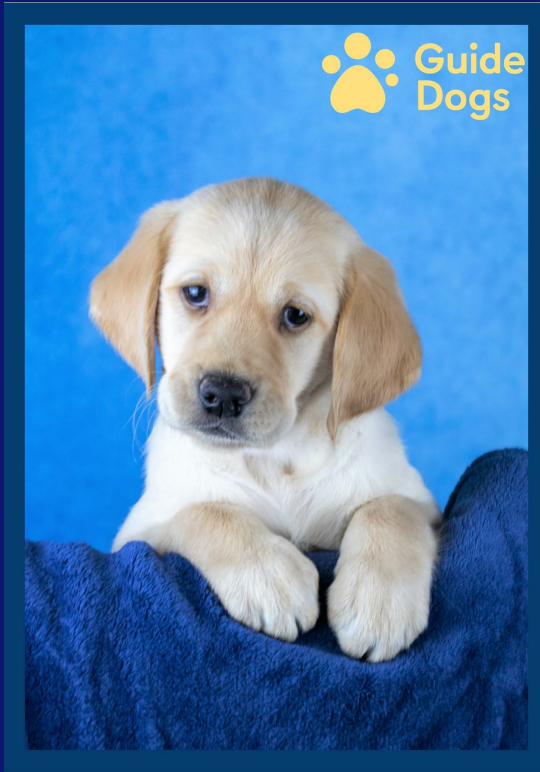
**FIRST FLOOR = Approx. 44 sq.m. (477.0 sq.ft.)**



Carnarvon School is very close by and there is no excuse for being late for morning registration! For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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.

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  
**OnTheMarket.com**



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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



Robert Miles  
Infant School



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Double glazed composite and double glazed front door with side windows leading into the

**SPACIOUS HALLWAY**

15'6 x 6'0 (4.72m x 1.83m)

porcelain tiled floor with underfloor heating, deep contemporary skirting, inset downlighters to the ceiling, built in cloaks cupboard, alarm system panel, staircase with contemporary glass balustrade and oak door to:

**OPEN PLAN BREAKFAST & DINING KITCHEN**

22'0 x 19'0 (6.71m x 5.79m)

A stunning well thought out open plan contemporary space, flooded with light from a run of bi-fold doors at the rear, part pitched ceiling with inset skylights. Bluetooth speaker system integrated into the ceiling.





The kitchen is beautifully appointed with a generous range of woodgrain effect wall, base and drawer units, quartz granite preparation surfaces and upstands, central island unit with integral breakfast bar and under mounted stainless steel one and a third bowl sink unit with articulated mixer tap, under-unit storage and integral wine cooler, low level plinth lighting. Integrated appliances include ceramic induction hob, twin Neff fan assisted ovens, full height fridge and separate freezer, integrated dishwasher, inset downlighters to the ceiling, continuation of the porcelain tiled floor with underfloor heating, deep contemporary skirting.



The dining/living space has bi-fold doors leading out into the rear garden, walk-in understairs cupboard housing electrical consumer unit and meters and oak door to:





### **UTILITY ROOM**

19'8 x 5'2 (5.99m x 1.57m)

Fitted with a range of units complementing the kitchen, quartz granite preparation surfaces with under mounted stainless steel sink with articulated mixer tap, space and plumbing for washing machine and tumble drier, continuation of the porcelain tiled floor, deep skirting, inset downlighters to the ceiling, UPVC double glazed window to the front and exterior

### **CLOAKROOM / W.C.**

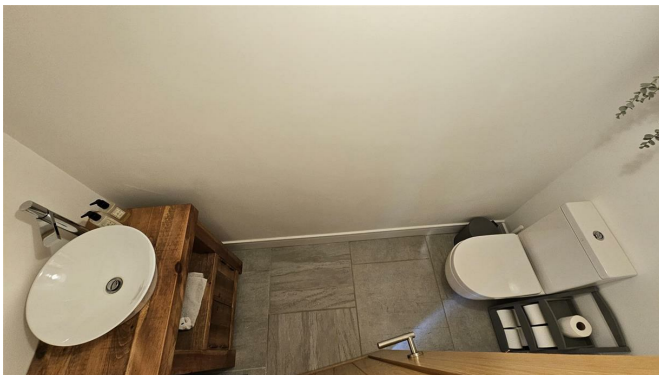
with a low flush W.C., oak vanity unit with round basin and free standing mixer tap, porcelain tiled floor and deep skirting.



### **LOUNGE**

13'0 x 12'6 (3.96m x 3.81m)

with a central heating radiator and a double glazed window overlooking the front. Under-floor heating system with thermostat - separate from the kitchen system. Bluetooth speaker system integrated into the ceiling.



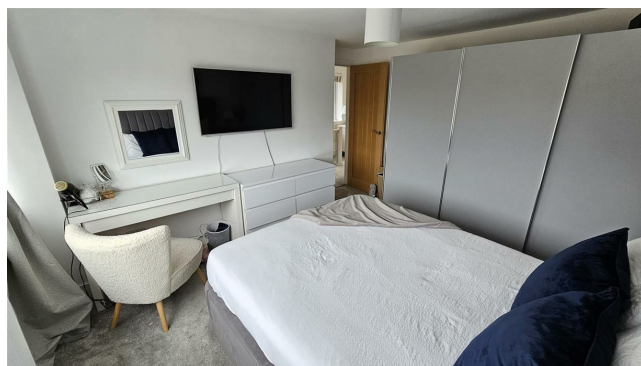
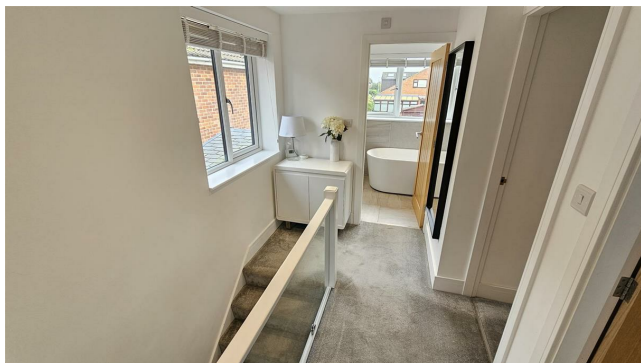


**LANDING**

from the hallway, a staircase with glass inserts rises to the landing with a double glazed window to the side and an airing cupboard.

**BEDROOM 1**

13'2 x 11'0 (4.01m x 3.35m)  
with a central heating radiator and a double glazed window overlooking the front.







### **BEDROOM 2**

12'3 x 10'0 (3.73m x 3.05m )

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

### **BEAUTIFUL BATHROOM**

A well thought out L shaped room beautifully appointed with a contemporary suite comprising large walk-in shower wet area with marble tiled floor and porcelain tiled splashbacks, contemporary flush-mounted shower mixer with independent handset and ceiling rose above, double ended contemporary bath with free standing mixer tap and integrated shower handset, low flush W.C., pedestal wash basin, contemporary towel radiator, porcelain tiled floor and splashbacks, inset downlighters to the ceiling and UPVC double glazed window to the rear. Bluetooth speaker system integrated into the ceiling.





**BEDROOM 3**

9'0 x 7'8 (2.74m x 2.34m)

Ideal as a child's single bedroom, home office or nursery, with an overstairs plinth, central heating radiator and UPVC double glazed box bay window to the front.





### **OUTSIDE**

The property is set back from the road behind rendered walled frontage with raised borders having box hedging and limestone chipping driveway providing off road parking. The landscaped garden to the rear includes timber edged borders and panelled fencing, central lawn and generous paved terrace providing an excellent outdoor entertaining space for those who enjoy al fresco dining during those balmy summer months.

