

**FOR SALE**

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**34 SWALLOW DRIVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8QA**

**£525,000**

## 34 SWALLOW DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8QA

Space, space and then even more space on top!

A rarity... 6 Bedrooms, 3 En-suites, a Sauna, the Open Plan Living Dining Kitchen that everyone is looking for, a Double Garage with an electric car charger, oak doors throughout... and all situated on a private Corner Plot on one of Bingham's most requested Developments... The Bird Estate.

An imaginative extension to the second floor now provides the Master Bedroom with an en-suite shower room, a Sauna and a walk-in wardrobe. There is a fourth bedroom to this floor as well as a useful and large storage space in which the MVHR system and controller are housed.

Just a couple of minutes away by car, (or walking distance!) are Toothill, Carnarvon and Robert Miles Schools as well as Bingham Market Place with its range of shops. Offering the perfect combination of stylish contemporary living whilst being within just a few minutes' drive of the open countryside provided by the delightful Vale of Belvoir.

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.

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. Also within easy commuting distance is the A1 and East Midlands International Airport.



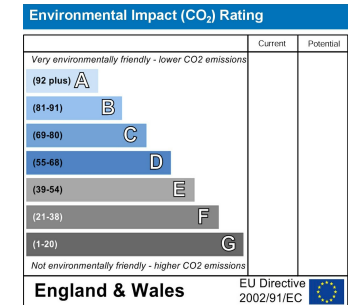
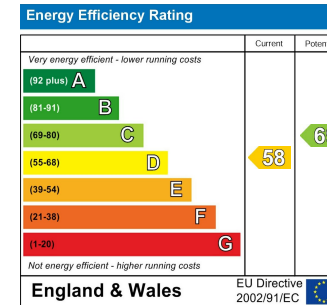
The fitted MVHR (Mechanical Ventilation with Heat Recovery) system provides fresh filtered air into the house whilst removing “stale/humid” air from bathrooms on the first and second floors.

Heat from the outgoing air is transferred to the incoming air making this incredibly efficient way of constantly having fresh filtered air without needing to open any windows. The recently fitted windows therefore have no draughty trickle vents. There is also no need for noisy bathroom fans!

In the warmer months the system also helps maintain temperatures by expelling warm air and bringing in cooler air without exchanging the heat. A dream for pollen sufferers!

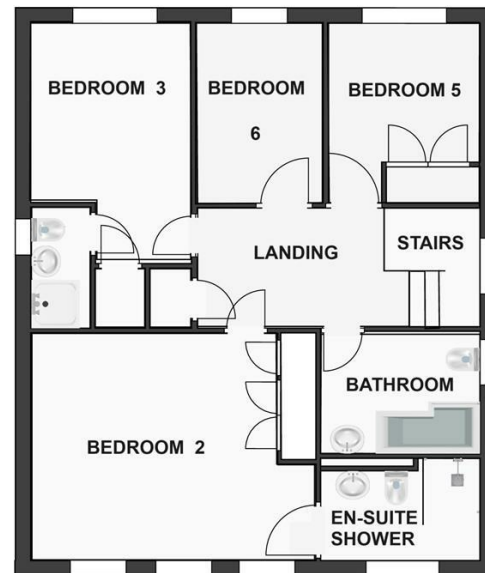
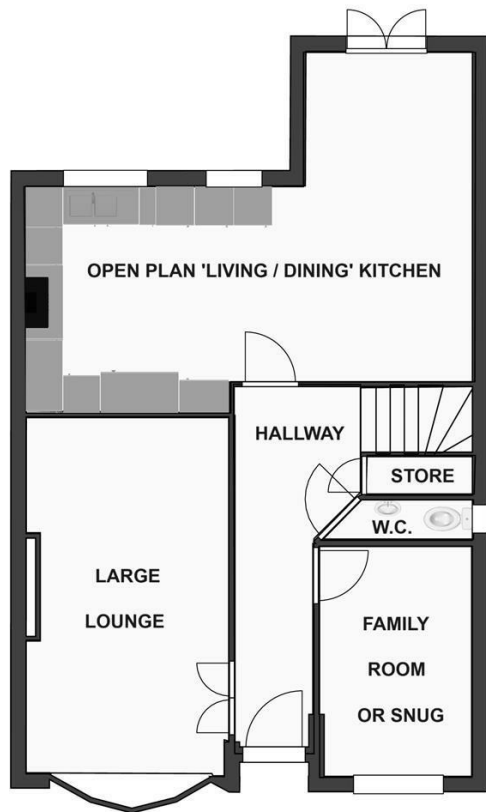
The MVHR unit and controller are located on the second floor. For ease of use, the whole system is automated. The top floor also benefits from air conditioning to maintain cool temperatures on those occasional scorching summer days.

Additionally, the home has many smart features which can be controlled and viewed through a “Home Assistant” interface, from intelligent dimmable lighting to home security cameras.



Council Tax Band

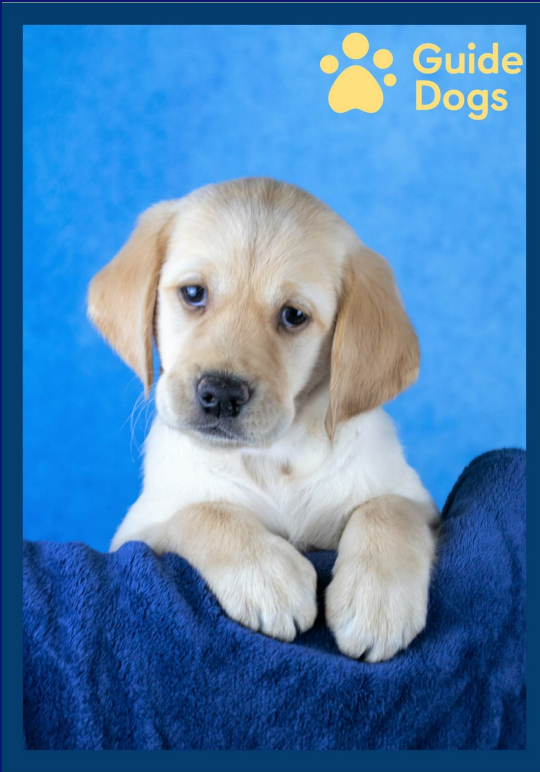
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**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right and Belvoir Vale Grove. Turn next right into Swallow Drive. Pass the turning on the right into Kestrel Drive. Follow the road around to the right. Number 34 Swallow Drive can be found on a right hand corner as the road leads around to Kestrel Drive and is clearly identifiable by our Hammond Property Services For Sale board.

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

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



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Composite and double glazed entrance door into the

**RECEPTION HALLWAY**

with a 19'0 long hallway and a central heating radiator. Wood effect flooring.

**OPEN PLAN LIVING / DINING KITCHEN**

24'0 x 16'6 (7.32m x 5.03m)

There is an integrated sound system (Systemline E100) with ceiling speakers, Bluetooth, aux input and DAB/FM radio to listen to music while you cook and dine. This is what everyone is looking for... the heart of the home, comprising a reception area which is currently utilised as formal dining and links through the Kitchen, which is fitted with a generous range of contemporary wall, base and drawer units, two runs of Warwick Quartz work surfaces, inset sink and drainer unit with stylish mixer tap over, with a pull-out spout.





### **KITCHEN AREA**

Integrated appliances include 5 ring gas hob with contemporary chimney hood over, dishwasher, double oven, space designed for non-plumbed-in American style fridge freezer, plumbing for both washing machine and dryer, inset downlighters, double glazed window, and double glazed double doors leading into the rear garden.

### **FAMILY ROOM / SNUG**

12'3 x 8'2 (3.73m x 2.49m)

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

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

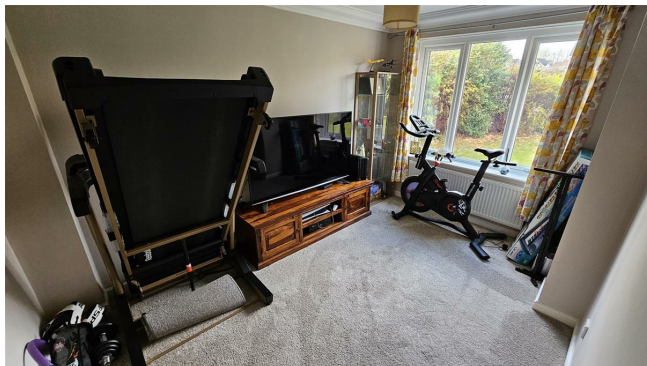
with a central heating towel radiator and an obscure double glazed window overlooking the side. Vinyl flooring, a low flush W.C. and a pedestal wash basin.



### **LOUNGE**

18'8 x 11'0 (5.69m x 3.35m)

with a central heating radiator and a double glazed window overlooking the front. Feature fireplace and wood effect Polyfloor Bevel Line LVT flooring.





### **LANDING**

with a central heating radiator, recessed lighting and oak panel doors to all rooms.

### **BEDROOM 2**

15'2 x 12'0 (4.62m x 3.66m)

with a central heating radiator and a double glazed window overlooking the front. Built-in double wardrobes and dimmable recessed lighting.

### **EN-SUITE SHOWER 'WET' ROOM**

Comprising a walk-in shower area, Grohe wash hand basin with cupboard under and a wall mounted low flush W.C. with concealed cistern. Chrome central heating towel radiator. Tiling to the floor and recessed lighting.





**BEDROOM 3**

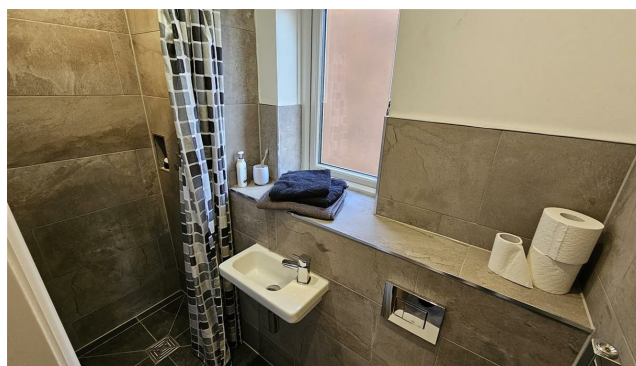
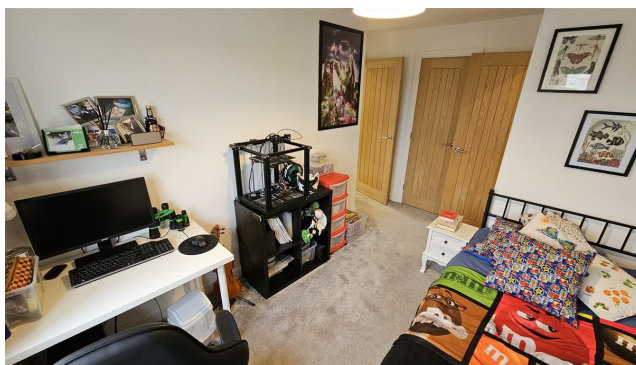
13'0 x 9'6 (3.96m x 2.90m)  
with a central heating radiator and a double glazed window overlooking the rear.

**EN-SUITE SHOWER 'WET' ROOM**

Comprising a walk-in shower area, wash hand basin and a low flush W.C. with concealed cistern. Chrome central heating towel radiator. Tiling to the floor, recessed lighting and a double glazed window.

**BEDROOM 5**

10'0 x 8'8 (3.05m x 2.64m)  
with a central heating radiator and a double glazed window overlooking the rear. Double wardrobe.







**BEDROOM 6 / HOME OFFICE**

10'0 x 6'6 (3.05m x 1.98m)  
with a central heating radiator and a double glazed window overlooking the rear.

**FAMILY BATHROOM**

9'0 x 6'0 (2.74m x 1.83m)  
Fitted with a three piece white suite comprising 'P' shaped bath with shower and screen, Grohe wall mounted wash hand basin and a wall mounted low flush W.C. with concealed cistern. Central heating towel radiator. Tiling to the floor and wet areas as well as recessed lighting.





### **SECOND FLOOR LANDING**

stairs rise to the second floor with a useful storage cupboard which also houses the controls for the Mechanical Ventillation and Heat Recovery System.

### **MASTER BEDROOM**

10'6 x 10'3 (3.20m x 3.12m)

with a central heating radiator, air conditioning and two double glazed windows overlooking the rear with magnicent views of the Vale of Belvoir incorporating Perfectfit fitted blinds for privacy.

### **EN-SUITE SHOWER ROOM & SAUNA**

10'3 x 7'0 (3.12m x 2.13m)

Comprising a walk-in shower area, Grohe wash hand basin and a low flush W.C. Wall mounted towel radiator. Tiling to the floor and recessed lighting. A sauna has also been fitted with smoked glass door, LED mood lighting and integrated Bluetooth sound system... and all the instructions you will need!





#### **BEDROOM 4**

12'0 x 10'4 (3.66m x 3.15m)  
with a central heating radiator, air conditioning and  
a double glazed velux window.

#### **OUTSIDE - FRONT & SIDE**

The property is situated on a corner plot and  
enjoys tremendous privacy from the mature hedge  
running to the front and side. A pathway to the front  
door is set within the lawned garden. To the side  
of the property is a further lawned garden area and  
gated access to the rear garden.





**OUTSIDE - REAR**

A fully enclosed rear garden is mainly laid to lawn with an extended area of decking and a rear gate that leads to the **DOUBLE GARAGE** with electric car charging point and double width parking spaces.





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



**akerspritchett.com**

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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!