

FOR SALE

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**LESTER POINT, THE SAUCERS, SCARRINGTON,
NOTTINGHAMSHIRE NG13 9BW**

£875,000

LESTER POINT, THE SAUCERS, SCARRINGTON, NOTTINGHAMSHIRE NG13 9BW

This substantial, thoughtfully remodelled, refurbished and extended five bedroom family home is located within a private and gated setting, with only 4 other properties, in the picturesque country village of Scarrington, and enjoys 2,600sq ft of accommodation within immaculately presented accommodation... NEW kitchen, NEW bathrooms, NEW light oak doors, skirtings and architraves, NEW central heating radiators and pipework, NEW decor and carpets throughout, NEW boiler.

For those enjoying a change in working environments, there is a Home Office or (Bedroom 5) to the first floor with views across the rear garden.

The property would be particularly ideal for families either upsizing or locating into this pretty village which is well positioned for commuting to local towns and cities as well as ease of access to a wealth of amenities in the adjacent market town of Bingham.

The accommodation is larger than average due to the very generous room proportions and feeling of space in every room.

There are attractive views to the front over the communal green space and the accommodation comprises a spacious Reception Hall, the Open Plan Living & Dining Kitchen that everyone is looking for, a separate Lounge to the front, a Ground Floor Guest Bedroom / Suite with adjacent En-suite Shower Room (perfect for guests or independent family members), a separate cloakroom, side Porch & Utility Room, 4 very large Bedrooms to the first floor and a family bathroom with a 4 piece suite. The Master Bedroom Suite enjoys walk-in wardrobes and a luxuriously spacious En-Suite Shower Room. There are wonderful and open views to the front across the adjoining communal Green that is shared by the 5 homes within the gated community.

For those requiring extensive storage, there is a long driveway for numerous vehicles, 2 Garages with a workshop behind. The rear gardens are southerly facing and enjoy plenty of privacy.



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 Police Station on the right. At the T junction turn left onto the A52 towards Grantham. Take the turning on the left to Hawksworth and Scarrington. On reaching the village of Scarrington continue until turning right into The Saucers where the gated access is clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9BW

Council Tax Band

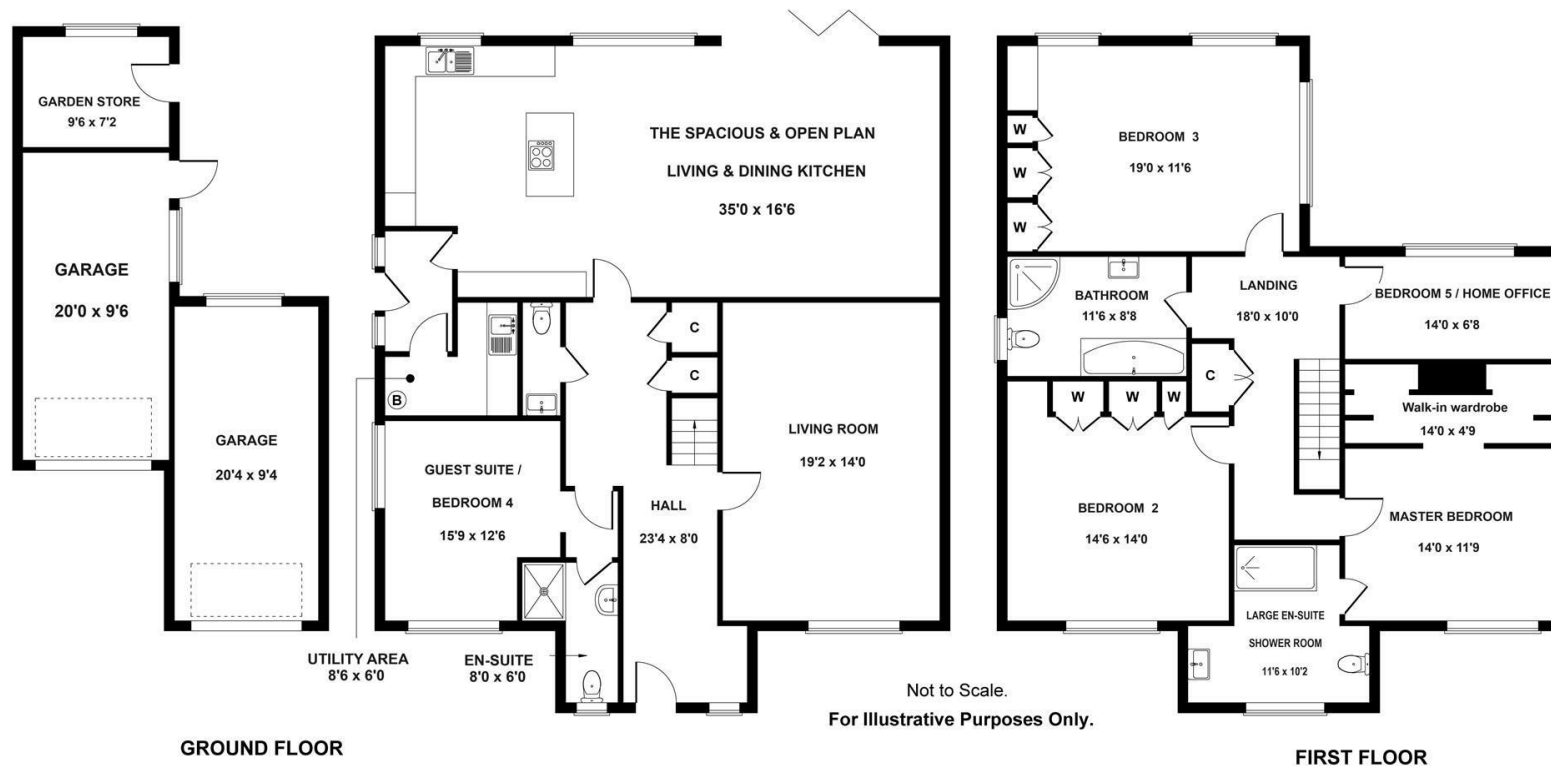
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

Lester Point, The Saucers, Scarrington, NG13 9BW

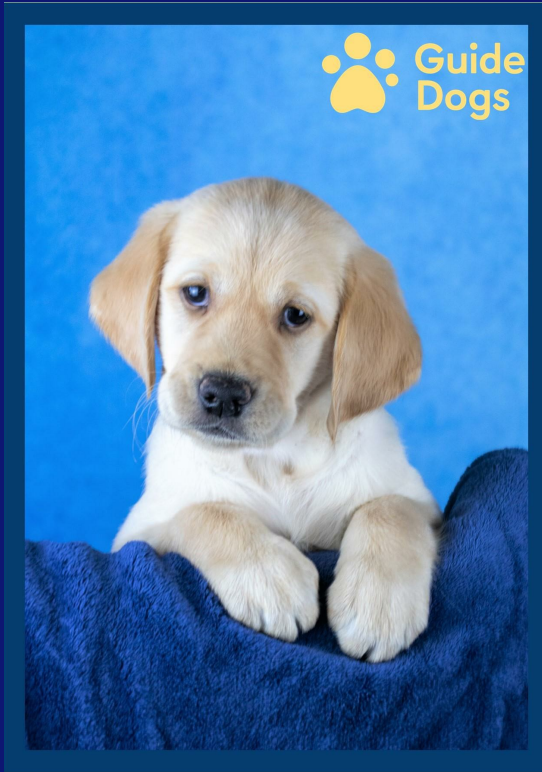
Approximate Gross Internal Area
3014 sq ft - 280 sq m



The owners of Lester Point become part of the Saucers Ltd Company that oversees the communal open area to the front; with a Standing Order for Lester Point of only £45 a month.

Scarrington is a very sought after village, lying off the A52, close to the Market Town of Bingham where amenities can be found including schooling, shops, doctors and dentists surgeries, leisure centre and railway station with links to Nottingham and Grantham. From Grantham there is a high speed train to Kings Cross in just over an hour. The village is well placed for road access to the cities of Nottingham and Leicester via the A52 and A46 with good links to the A1 and M1.

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 suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at




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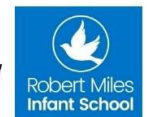
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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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1st Bingham Scouts



Bingham & Orston Branch



Foundation
www.rosie-may.com



For more details, email sponsorship@hammondpropertyservices.com

A double glazed and composite front door into the

LARGE RECEPTION HALLWAY

23'4 x 8'0 (7.11m x 2.44m)

measuring at 23ft long (7.1m) with a staircase to the first floor, central heating radiator and light oak effect flooring. A useful and large built-in shoe cupboard for the growing family! Recessed lighting.

THE SPACIOUS & OPEN PLAN LIVING / DINING KITCHEN

35'0 x 16'6 (10.67m x 5.03m)

The room that everyone is looking for... with recessed lighting and double glazed windows. Tri-fold doors leading on to the large patio area of the very private rear garden. With light oak flooring and recessed spotlights throughout.





Wall mounted and concealed TV point within the living area with recess for receivers, controls and soundbar. Feature and contemporary fireplace with remote control. Recessed lighting and carpeting.

To the kitchen area is a central island feature with overhang breakfast bar and NEFF induction hob. NEFF double oven and space for American style fridge freezer. Natural marble effect quartz worktops incorporating a deep sink unit with block mixer tap. Integrated Bosch dishwasher. Double glazed window overlooking the rear garden.





LARGE PORCH AND SIDE ENTRANCE

8'0 x 4'0 (2.44m x 1.22m)
with a double glazed door and side windows ensuring plenty of light.

UTILITY ROOM

8'6 x 6'0 (2.59m x 1.83m)
with a sink and double drainer, plumbing for a washing machine and space for a dryer. Floor mounted central heating boiler.

CLOAKROOM

with low flush W.C., wash hand basin with block tap and cupboard under, chrome towel radiator.

SPACIOUS LIVING ROOM

19'2 x 14'0 (5.84m x 4.27m)
fitted with a deep carpet, recessed lighting, central heating radiator and a double glazed window overlooking the open space to the front.





GUEST SUITE / BEDROOM 4

15'9 x 12'6 (4.80m x 3.81m)

A door from the hallway leads into an inner lobby that gives access to the Bedroom which enjoys a central heating radiator and double glazed windows overlooking both the side and the open space to the front.

EN-SUITE SHOWER ROOM

a fully tiled double shower enclosure, low flush W.C., wash basin with cupboard under and a double glazed window to the front.





GALLERIED LANDING

a wonderful feeling of space... with a double glazed window overlooking the rear garden and with double doors to the spacious airing cupboard.

THE MASTER SUITE

14'0 x 11'9 (4.27m x 3.58m)

a huge Main Bedroom, with a double glazed window to the front overlooking the spacious open area, a central heating radiator and a separate walk-in 'his and hers' dressing area with both shelving and hanging (14'0 x 4'9).

LUXURIOUSLY SPACIOUS EN-SUITE SHOWER ROOM

11'6 x 10'2 (3.51m x 3.10m)

With a walk-in double shower area with both rainshower and handset fittings with a bottle recessed. Large sink area with drawers under and soft lighting to the mirrored area. Low flush W.C. and concealed cistern. Useful wall-mounted bathroom cupboard. Chrome towel radiator and a double glazed window to the front.





BEDROOM 2

14'6 x 14'0 (4.42m x 4.27m)

with a double glazed window to the front, central heating radiator and built in wardrobes with both shelving and hanging. Recessed lighting.

LARGE FAMILY BATHROOM

with a 4 piece suite including a corner shower area with both rainshower and handset fittings with a bottle recessed. Large sink area with drawers and cupboard under and soft lighting to the mirrored area. Low flush W.C. Double ended bath with block taps for total relaxation. Useful wall-mounted bathroom cupboard. Chrome towel radiator and a double glazed window to the side elevation.



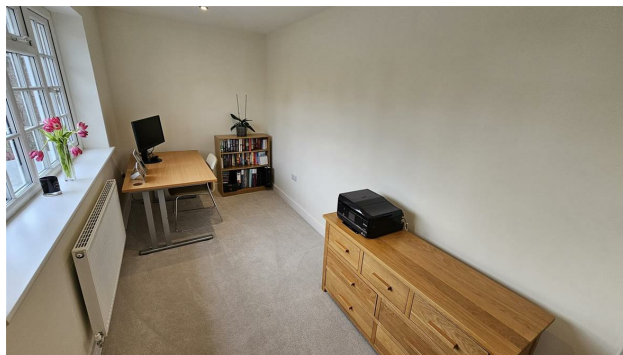


BEDROOM 3

19'0 x 11'6 (5.79m x 3.51m)
with double glazed windows to the rear and side, central heating radiator and built in wardrobes with both shelving and hanging. Recessed lighting.

BEDROOM 5 / HOME OFFICE

14'0 x 6'8 (4.27m x 2.03m)
with a central heating radiator and double glazed window overlooking the extensive rear garden. Recessed lighting.





REAR GARDENS

The enclosed courtyard and patio at the rear overlooks the well-stocked rockery and the vast southerly facing lawned garden to the rear with mature shrubs and trees at the rear boundary. To the rear of the garages is the workshop / potting shed (9'6 x 7'2) as well as a Green House. Two Garages measuring 20'0 x 9'6 and 20'4 x 9'4. The patio area is ideal for those who enjoy al fresco dining during those balmy summer evenings.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

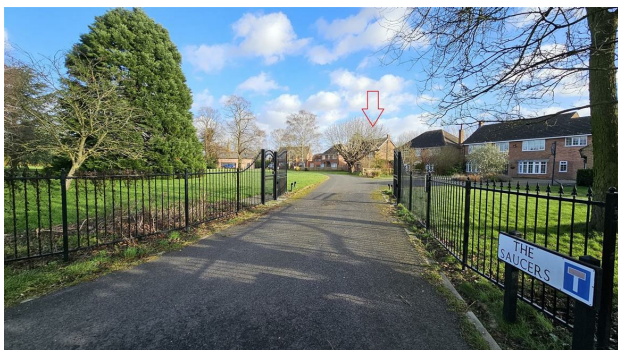
If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





OUTSIDE - TO THE FRONT

The property occupies a stunning, established and generous plot on this very select development; shared with only four other properties and accessed via secure electric gates. The property is set back behind an established lawned frontage and a long driveway to the left hand side providing off road car standing for numerous vehicles and two large garages.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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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!