

FOR SALE

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**6 CHERRY STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8AJ**

GUIDE PRICE £325,000

6 CHERRY STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8AJ

The house with all the Potential, the design drawings to prove it... and the Planning Application APPROVED on 6th December 2023 to create a 5 Double Bedroomed home with 2 sets of en-suites incorporating a Master Bedroom Suite to the second floor and a fabulous ground floor with the open plan living / dining kitchen that everyone is looking for!

Currently a 3 bedroomed property with the potential to create something really quite special and with a very private and westerly facing, sunny, rear garden.

The existing accommodation would be perfect for those looking to downsize requiring a manageable home within a short walk of the wonderful amenities of the Market Town of Bingham or for those looking for a project to create a new home that's made to measure and to their own high standards. The ground floor accommodation currently comprises an entrance hall, lounge to the front, a dining room and sun lounge to the rear, a separate kitchen and a cloakroom / W.C.

To the first floor is the main bedroom to the front, a recently upgraded shower room, a very large second bedroom to the rear (created by the opening up of the original Bedrooms 2 and 3), with a staircase from the first floor landing into the attic bedroom or home office.

The property is being offered with NO CHAIN to ensure a speedy purchase.

N.B. THE PLANS ARE AVAILABLE TO SEE ON THE RUSHCLIFFE BOROUGH COUNCIL PLANNING PORTAL - <https://planningonline.rushcliffe.gov.uk/online-applications/applicationDetails.do?keyVal=S2CLZPNLHXI00&activeTab=summary>

Whilst this fine home offers the perfect combination of size and space, this popular Market Town is also on the edge of the Vale of Belvoir with its limitless walks as well as quaint villages, many with their own hostelryes and each with their unique character! Also just a few minutes' walk away is Bingham Market Place with its range of shops. Robert Miles, Carnarvon and Toot Hill Schools catering for all school age groups are also within walking distance.



Council Tax Band

C

01949 87 86 85

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

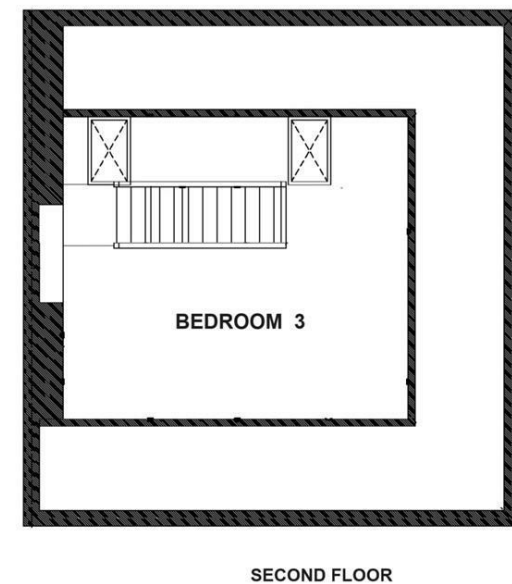
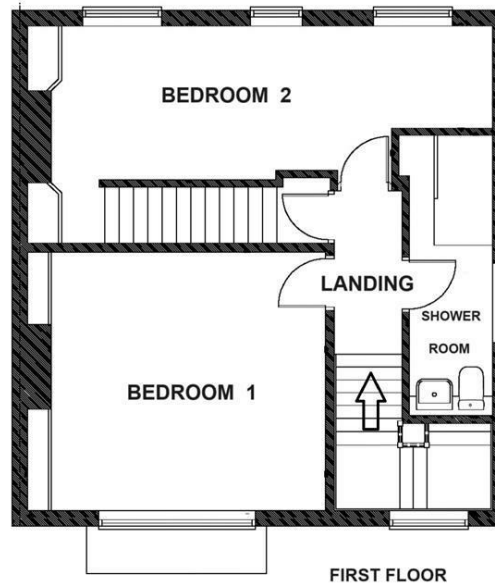
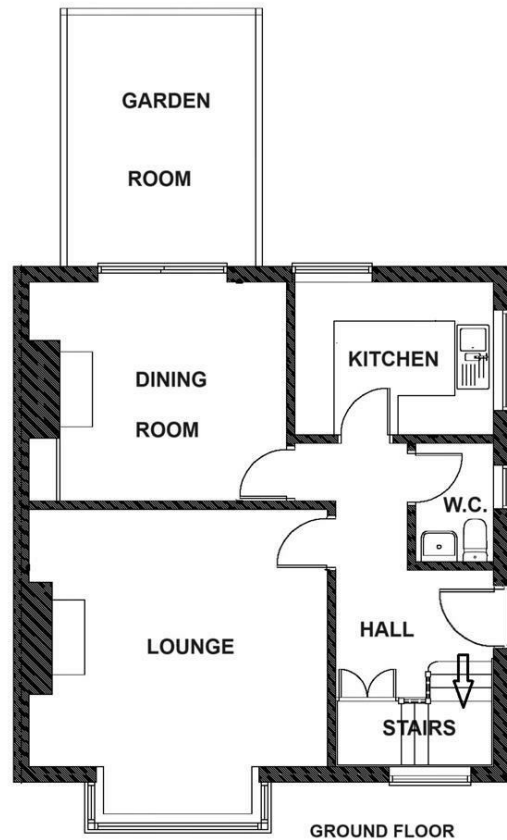
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

DIRECTIONAL NOTE From our Bingham Office the property may be approached by leaving the Bingham Market Place on Church Street. Follow the road around to the right at the Church into Cherry Street, and then the property will be found on the right hand side clearly denoted by our For Sale sign.

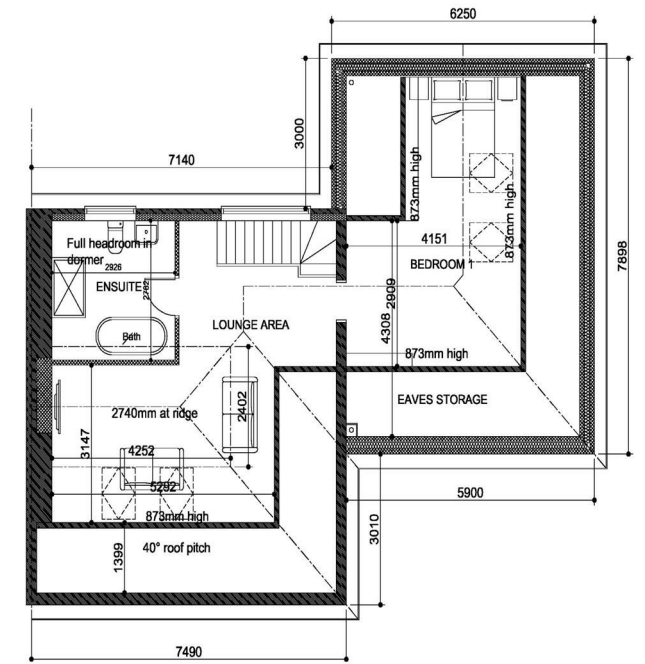
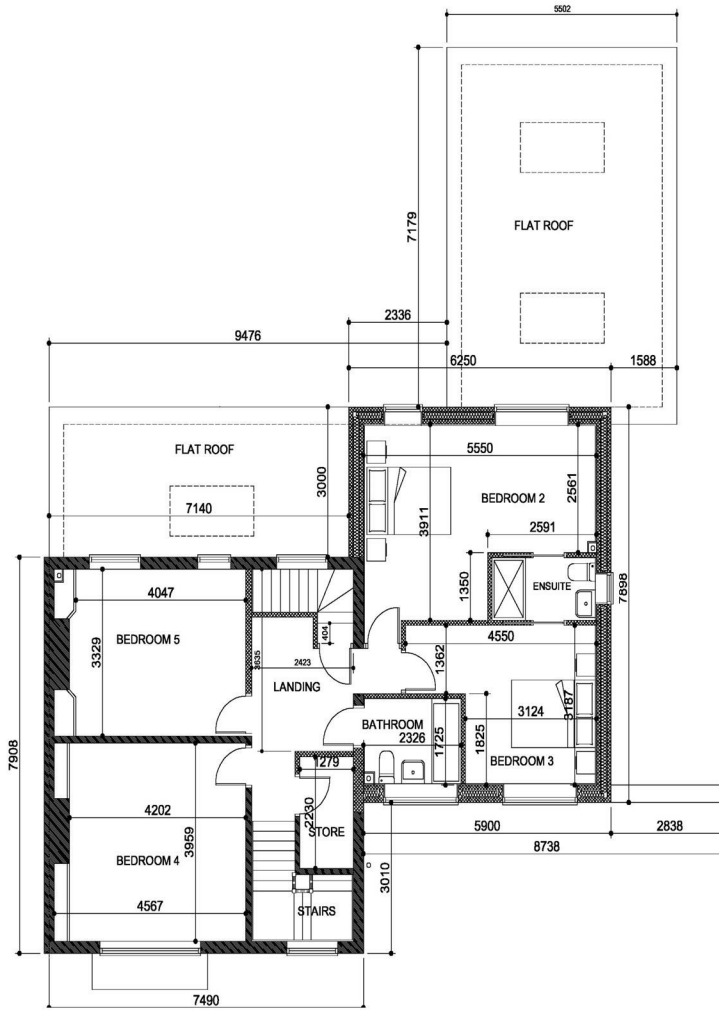
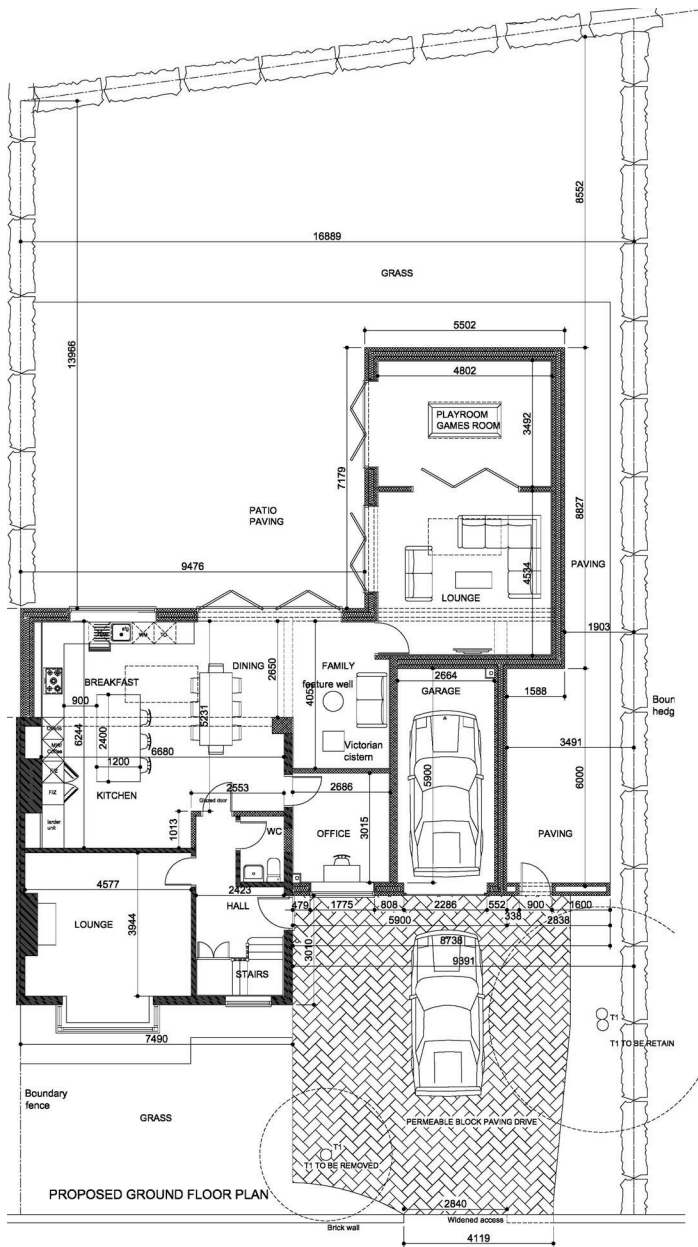
For Sat Nav use Post Code; NG13 8AJ

There is very easy access into the Market Place of Bingham where you can enjoy 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 those requiring easy access the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.



EXISTING PLANS



PROPOSED PLANS FOR WHICH PLANNING PERMISSION HAS BEEN OBTAINED



OUTSIDE - FRONT

To the fore of the property is a retaining brick wall with an open driveway that provides parking for numerous vehicles. There are mature borders and wonderful views across towards St Mary's Church. The double width garage is currently undergoing remedial works including new doors and new roof being fitted and a new frontage. Within the garage is an inspection pit and overhead frame for engine removal. To the side of the driveway is a gate allowing access to the...

OUTSIDE - REAR

... very private and fully enclosed lawned garden with a large paved patio area - perfect for those who enjoy al fresco dining during those balmy summer evenings. Two feature and aged trees provide a wonderful start to a comprehensive scheme of landscaping to your choice. A sturdy brick-built outhouse provides useful storage with plenty of shelving.





Half glazed side entrance door into the
RECEPTION HALLWAY
an open reception area with central heating radiator and feature multi coloured lead glazed window to the front. Central heating radiator and an understairs cupboard.





FRONT LOUNGE

15'0 x 14'0 (4.57m x 4.27m)
with a feature fireplace with gas fire,
picture rail and wall light points.

DINING ROOM

13'0 x 11'0 (3.96m x 3.35m)
with a feature fireplace and double
glazed patio doors into the





SUN LOUNGE

with double glazed windows and door opening on to the large patio area of the westerly facing rear garden.





KITCHEN

10'0 x 7'8 (3.05m x 2.34m)
with windows to the side and rear, a central heating radiator.

CLOAKROOM

Fitted with a two piece green suite comprising a low level W.C., a wall mounted wash basin and a double glazed obscure glass window to the side elevation. Plumbing for a washing machine is also provided.





FIRST FLOOR LANDING

a dog-leg staircase rises from the hallway to the first floor landing and passes a feature twin stained glass window to the front.

BEDROOM 1

15'0 x 13'0 (4.57m x 3.96m)
with a double glazed window to the front and a central heating radiator. Built-in double wardrobes. Picture rail.





SHOWER ROOM

with a three piece suite comprising a walk-in shower, a low flush W.C. with concealed cistern and a wash hand basin with cupboard under. Obscure double glazed windows to the rear elevation and a central heating radiator.

BEDROOM 2

22'0 x 7'9 (6.71m x 2.36m)
with double glazed windows to the rear and a central heating radiator. Feature fireplace with side storage cupboards. Wash basin with cupboard under.

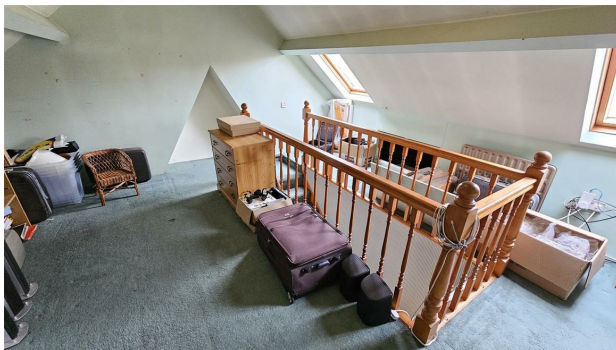




STAIRS TO THE SECOND FLOOR

BEDROOM 3

17'0 x 15'0 (5.18m x 4.57m)
with double glazed velux windows
to the rear.





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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!

REFERENCE NO : 23/01890/FUL

DEVELOPMENT : Two storey side extension and single storey rear extensions. Loft conversion with box dormer to rear. Widening of driveway access.

LOCATION : 6 Cherry Street Bingham Nottinghamshire NG13 8AJ

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 12 October 2023, for the above development hereby in pursuance of their powers under the above-mentioned Act,

GRANT PLANNING PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

- The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

- The development hereby permitted shall be carried out in accordance with the following approved plans, all received on 11 October 2023.

- 23-017 03 proposed ground floor plan;
- 23-017 04 proposed first and second floor plans;
- 23-017 05 proposed front and rear elevations;
- 23-017 06 proposed side elevations;
- 23-017 07 block plan;

[For the avoidance of doubt and to comply with Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

