

FOR SALE

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Nottinghamshire
NG13 8AR

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**44 LONG ACRE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8AH**

£425,000

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“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

Definitely one for the short list! This detached bungalow is ideal for those seeking a home that has been substantially upgraded throughout with a recently installed KITCHEN and is presented to a very high standard... walk in, put your furniture down and do nothing!

The property is less than a five minute walk from the Bingham Market Place where there are a range of shops as well as healthcare and the Library. A regular bus service to Nottingham City Centre is available from the Market Place.

As many buyers are aware, bungalows in Bingham are at a real premium – particularly those in such wonderful condition. With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!

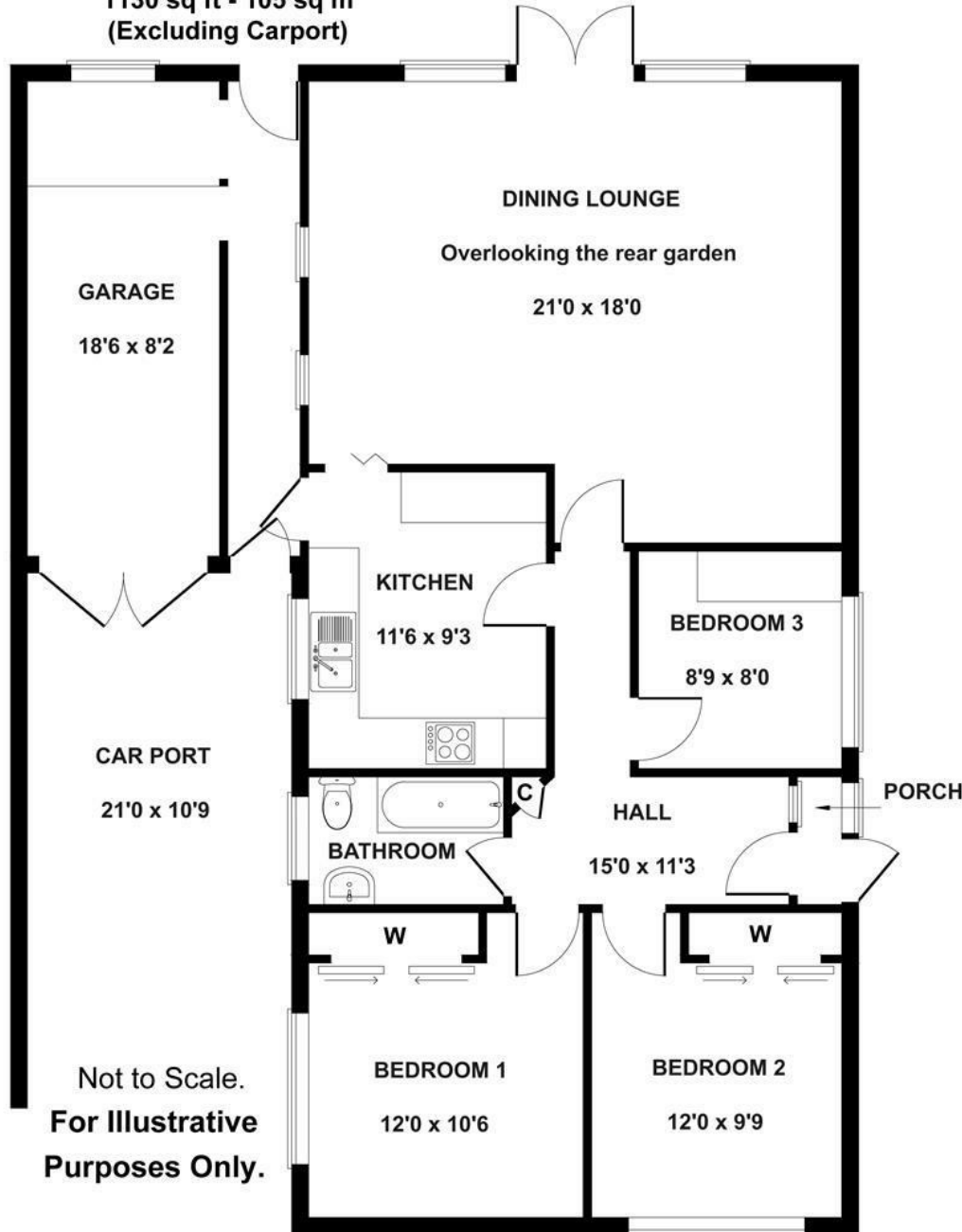
The property enjoys both a southerly facing and very private rear garden - perfect for those sun-worshippers amongst us who enjoy al fresco entertaining during those balmy summer evenings.

With 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.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.



Approximate Gross Internal Area
 1130 sq ft - 105 sq m
 (Excluding Carport)



Not to Scale.
 For Illustrative
 Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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	

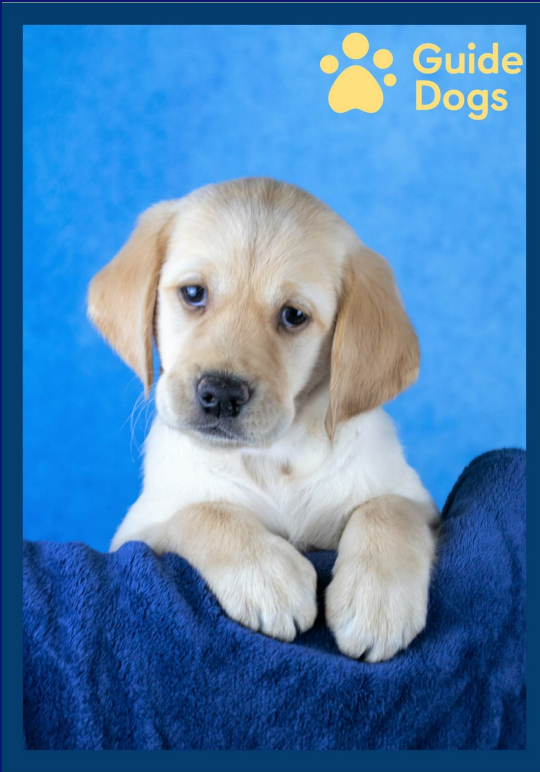
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **D**

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre and passing the Fire Station on your right, turn immediately into the driveway and bear right to the private drive for Number 44; clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code; NG13 8AH

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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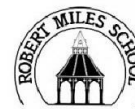
@HammondProperty



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



For more details, email sponsorship@hammondpropertyservices.com



Double glazed entrance door to the left hand side into the

DOUBLE GLAZED PORCH

covered Porch which leads to the entrance door to the Kitchen and also continues through to the rear garden and to the rear workshop area of the GARAGE.

KITCHEN

11'6 x 9'3 (3.51m x 2.82m)

with work surfaces and upstands to three sides with drawers and cupboards under. Four ring NEFF gas hob and cooker hood. NEFF electric and self-cleaning oven with microwave above. Wall mounted cupboard units. One and a half bowl sink unit with swan-head mixer tap. Integrated washing machine and dishwasher. Double glazed window to the side. Further work surface with drawers and cupboards under and cupboards over. Wood effect Karndean flooring and recessed lighting.





OPEN PLAN DINING LOUNGE

21'0 x 18'0 (6.40m x 5.49m)
with double glazed windows to the side and central heating radiators. Double glazed picture windows and double doors leading on to the extensive patio area of the southerly facing rear garden. A feature Minster Style fireplace with electric fire.





'L' SHAPED HALLWAY

Accessed from the right hand side of the Bungalow, with a central heating radiator.

BEDROOM 1

12'0 x 10'6 (3.66m x 3.20m)
with a double glazed window and a central heating radiator. Built-in and mirror fronted wardrobes.

BEDROOM 2

12'0 x 9'9 (3.66m x 2.97m)
with a double glazed window and a central heating radiator. Built-in and mirror fronted wardrobes.





BEDROOM 3

8'9 x 8'0 (2.67m x 2.44m)
with double glazed window to the side and a central heating radiator.

BATHROOM

with suite comprising panelled bath with mixer tap shower head and further shower and screen over, wash basin with cupboard under and a low flush W.C. Double glazed window and chrome towel radiator. Complementary tiling.





OUTSIDE - TO THE REAR

To the rear of the property is an extended and substantial patio area for those who enjoy alfresco dining during those balmy summer evenings. There are both steps or ramp leading up to the lawned garden and rockery areas - with ease of maintenance in mind - plenty of room for pots and tubs. There are further lawned areas and purposely created patio area to enjoy the evening setting sun. The GREENHOUSE and SHED are both included in the sale.





OUTSIDE - TO THE FRONT

The property stands well back from the road behind a tall conifer hedge. To the front is a large gravelled parking / turning area which is perfect for those who require handing standing for caravan or other vehicles. An adjacent driveway with CARPORT 21'0 x 10'9 allows access to the GARAGE 18'6 x 8'2 with double doors and with a useful adjoining STORE behind.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**



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Impressed by the quality of this brochure?

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Please call this office on **01949 87 86 85**

to arrange a suitable time for us to call out and to discuss what we do and how we do it!