

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**1 THORESBY ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8RE**

£365,000

1 THORESBY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8RE

A four bedroom and three reception room detached family home... with plenty of space, space and... more space, provided by the considerable, two storey extension to the left hand side. The corner plot and very private large gardens at the rear, are bounded by plenty of mature shrubs and foliage ensuring total privacy. An extended patio area is a wonderful suntrap due to the westerly facing aspect of the garden and provides the ideal venue for those who enjoy alfresco dining during those balmy summer months. There is further access into the spacious WORKSHOP and GARAGE.

Priced to allow the upgrading works that you may wish to carry out, and with three reception room options, there is a wonderful SNUG or even HOME OFFICE for those who have experienced a change in their workplace location.

Just a couple of minutes away by car, (or walking distance!) is Toothill School 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 – ideal for those with dogs or who enjoying walking as there is easy access to the Linear Walk area to the south of the A52.

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.

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.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Passing Aldi Store on your right, take the next turning on the right into Thoresby Road where this particular property will then be found immediately on the left hand side, clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8RE

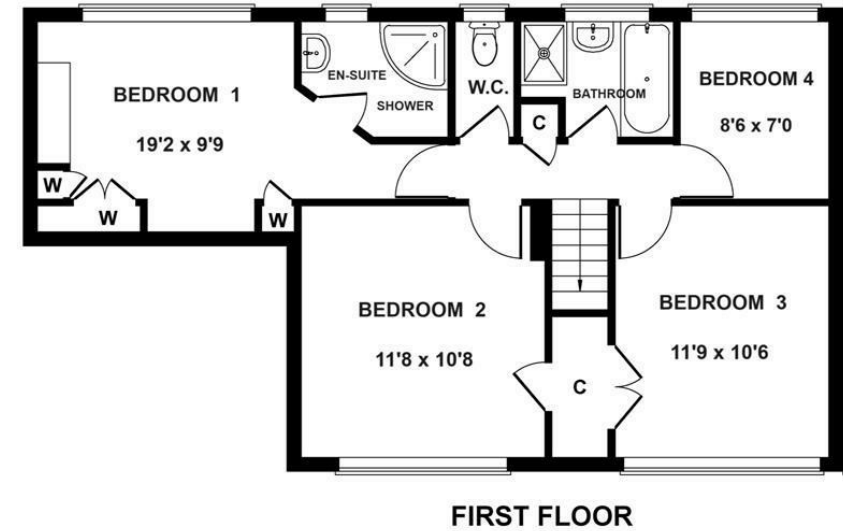
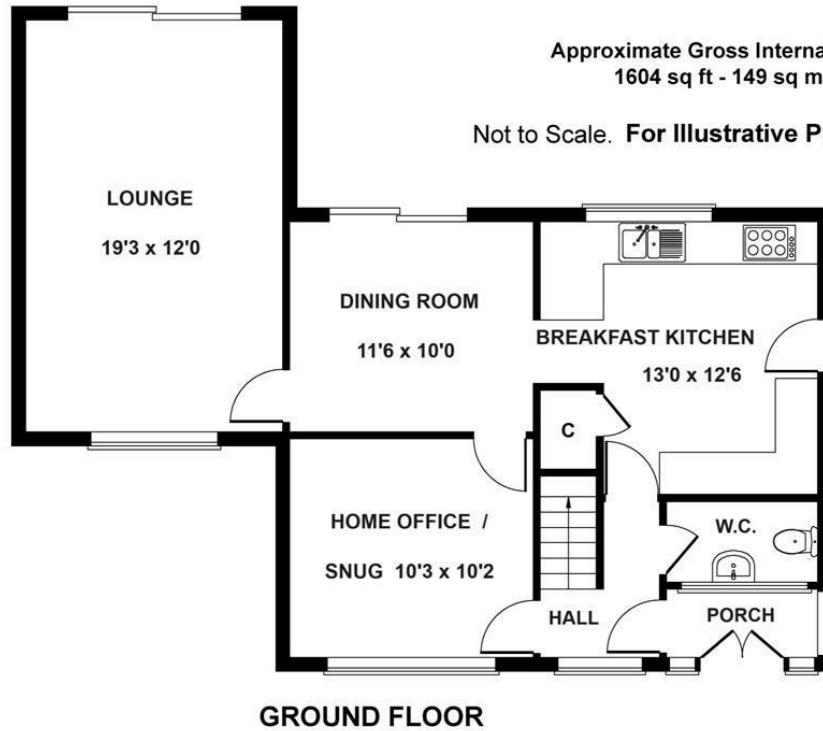
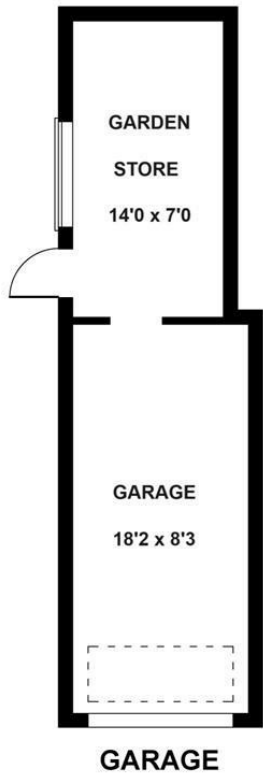
Council Tax Band E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

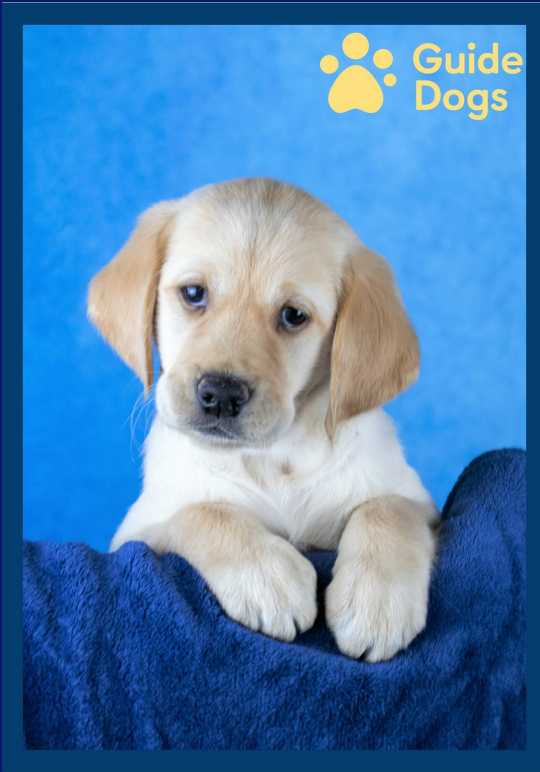
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
1604 sq ft - 149 sq m

Not to Scale. For Illustrative Purposes Only.



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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Services Bingham



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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



ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



football in the community



For more details, email sponsorship@hammondpropertyservices.com



A double glazed front door into the

ENTRANCE PORCH

with tiled flooring, UPVC double glazed windows to the front and side, wooden obscure glass window through to the downstairs W.C. and a further double glazed door into the

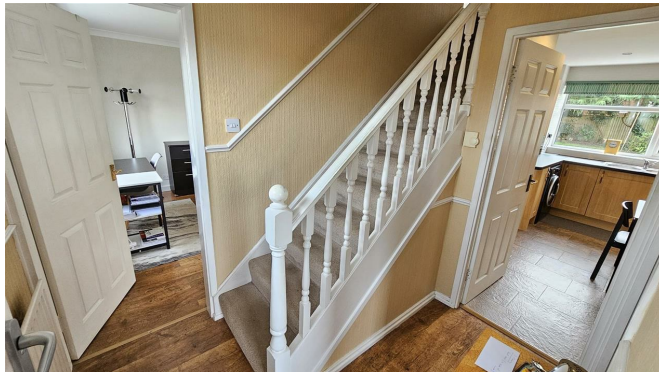
HALLWAY

with a wood effect laminate flooring, panelled doors into the KITCHEN and SNUG / HOME OFFICE. UPVC double glazed obscure glass window to the front elevation, stairs rising to the first floor. Central heating radiator.

BREAKFAST KITCHEN

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

with a good range of wooden base and wall mounted units with granite effect roll top work surface over. A double glazed window to the rear garden and a double glazed obscure glass door to the side elevation. A ceramic tiled flooring, door to a good sized pantry cupboard with shelving. Space and plumbing for a washing machine. RANGEMASTER cooking oven with extractor hood over. Recessed lighting.





DINING AREA

11'6 x 10'0 (3.51m x 3.05m)

with a central heating radiator and a double glazed patio door leading into the very private and westerly facing sunny rear garden. A breakfast bar area overlooking the kitchen. A continuation of the wood effect laminate flooring.

LARGE LOUNGE

19'3 x 12'0 (5.87m x 3.66m)

with a central heating radiator and a double glazed window to the side. Double glazed patio doors lead into the westerly facing and sunny rear garden. This room also enjoys the benefit of an air condition unit to ensure the perfect temperature throughout the year. A continuation of the wood effect laminate flooring.





CLOAKROOM / W.C.

with a two piece white suite comprising low level W.C., a pedestal wash basin and a single panel radiator. Tiled flooring.

SNUG / HOME OFFICE

10'3 x 10'2 (3.12m x 3.10m)

with a central heating radiator and a double glazed window to the front and access to the Hallway. A continuation of the wood effect laminate flooring.





LANDING

Stairs rising to first floor landing having panelled doors to bedroom and bathroom accommodation. Also having loft access.

BEDROOM 1

19'3 x 9'9 (5.87m x 2.97m) with a central heating radiator and a double glazed window overlooking the rear garden. Fitted with an extensive range of wardrobes, cupboards and drawers... the perfect bedroom?

EN-SUITE SHOWER ROOM

a fully tiled room with an enclosed shower and pedestal wash hand basin. An obscure and double glazed window with a chrome towel radiator.





BEDROOM 3

11'9 x 10'6 (3.58m x 3.20m)
with a central heating radiator and a double glazed window overlooking the front elevation. A useful built-in double wardrobe.

SEPARATE W.C.

with a low level W.C. with concealed cistern and a double glazed window.

BATH & SHOWER ROOM

with a three piece modern white suite comprising panelled bath with shower over, a wash hand basin and a separate shower enclosure. Tiling to the walls and a UPVC obscure double glazed window to the rear elevation.





BEDROOM 2

11'8 x 10'8 (3.56m x 3.25m)

with a central heating radiator and a double glazed window overlooking the front. A useful built-in wardrobe.

BEDROOM 4

8'6 x 7'0 (2.59m x 2.13m)

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





OUTSIDE - TO THE FRONT

A block paved driveway to the front and side provides plenty of off-street parking and leads to the GARAGE which is open to the rear into the LARGE WORKSHOP area. This could easily be converted into a snug Home Office area with a little work. Situated on a corner plot, there is plenty of privacy ensured from the mature shrubs and boundary trees. Gated access from the driveway leads into the





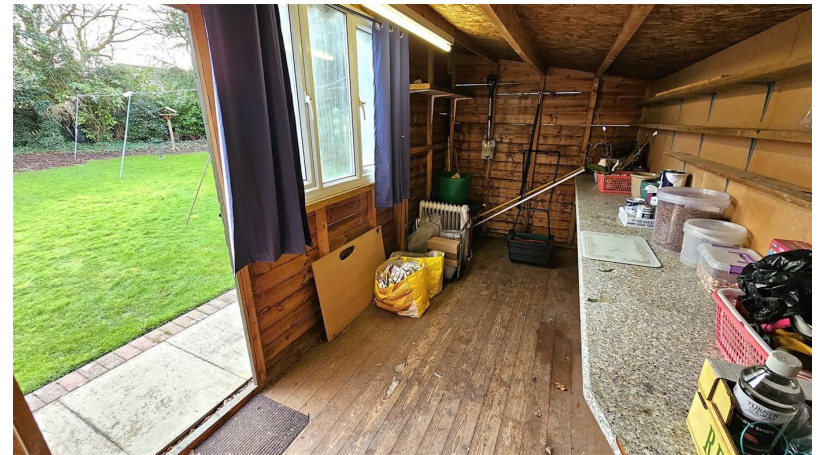
OUTSIDE - TO THE REAR

Very private and large gardens with plenty of mature shrubs and foliage ensuring the privacy. An extended patio area is a wonderful suntrap due to the westerly facing aspect of the garden and provides the ideal venue for those who enjoy alfresco dining during those balmy summer months. There is further access into the spacious WORKSHOP and GARAGE.





The rear of the GARAGE opens into the WORKSHOP, which has the potential for conversion into a HOME OFFICE for those requiring the extra space due to a change in working conditions or is ideal for those who enjoy tinkering and hobbies!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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PROTECTION ADVISORS

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