

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**4 MAIN STREET, LANGAR,
NOTTINGHAMSHIRE NG13 9HE**

£295,000

4 MAIN STREET, LANGAR, NOTTINGHAMSHIRE NG13 9HE

Much larger than looks from a mere kerbside view which has been significantly extended to both the front and side elevations to create a generous and versatile level of accommodation spanning two floors with the much sought-after Home Office / Separate Snug.

The property benefits from UPVC double glazing & gas central heating and comprises entrance hall, ground floor shower room, fitted kitchen which is open plan to an L shaped dining room creating an excellent living/entertaining space. In addition is a well-proportioned main sitting room and further reception currently utilised as a home office but is large enough to be used as a ground floor double bedroom, perfect for teenager or elderly relative. To the first floor are three bedrooms with the two main rooms having pleasant aspect to the rear across the adjacent green, plus the family bathroom.

The property occupies a pleasant plot with gated access onto a generous driveway with single garage. To the rear is a manageable enclosed garden.

The village of Langar lies in the Vale of Belvoir and has amenities including a well regarded Primary School (OFSTED RATING - GOOD - March 2023) and the very popular Unicorn's Head Pub & Diner.

The location could not be better being less than ten minutes' drive of A46 & A52 – two of the most important roads in the area – allowing access to Nottingham, Leicester and Newark. For those requiring national access the A1 and M1 are within half an hour's drive as is East Midlands International Airport. The village is also perfectly positioned to take full advantage of the glorious open countryside which surrounds it.

For shopping, Bingham Market Place is around five miles away and provides a good range of shops and a regular bus service to Nottingham. Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, pubs, doctors and dentists, leisure centre, secondary schooling and railway station with links to Nottingham and Grantham.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn right as directed to Langar village onto Barnstone Road and follow the road, turning into Main Street where this particular property will be found on the left hand side clearly denoted by the Hammond Property Services for sale sign.

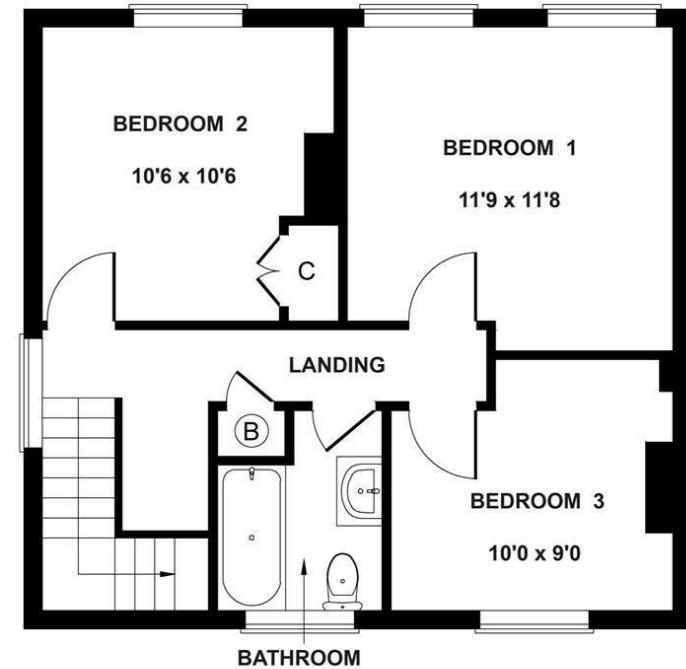
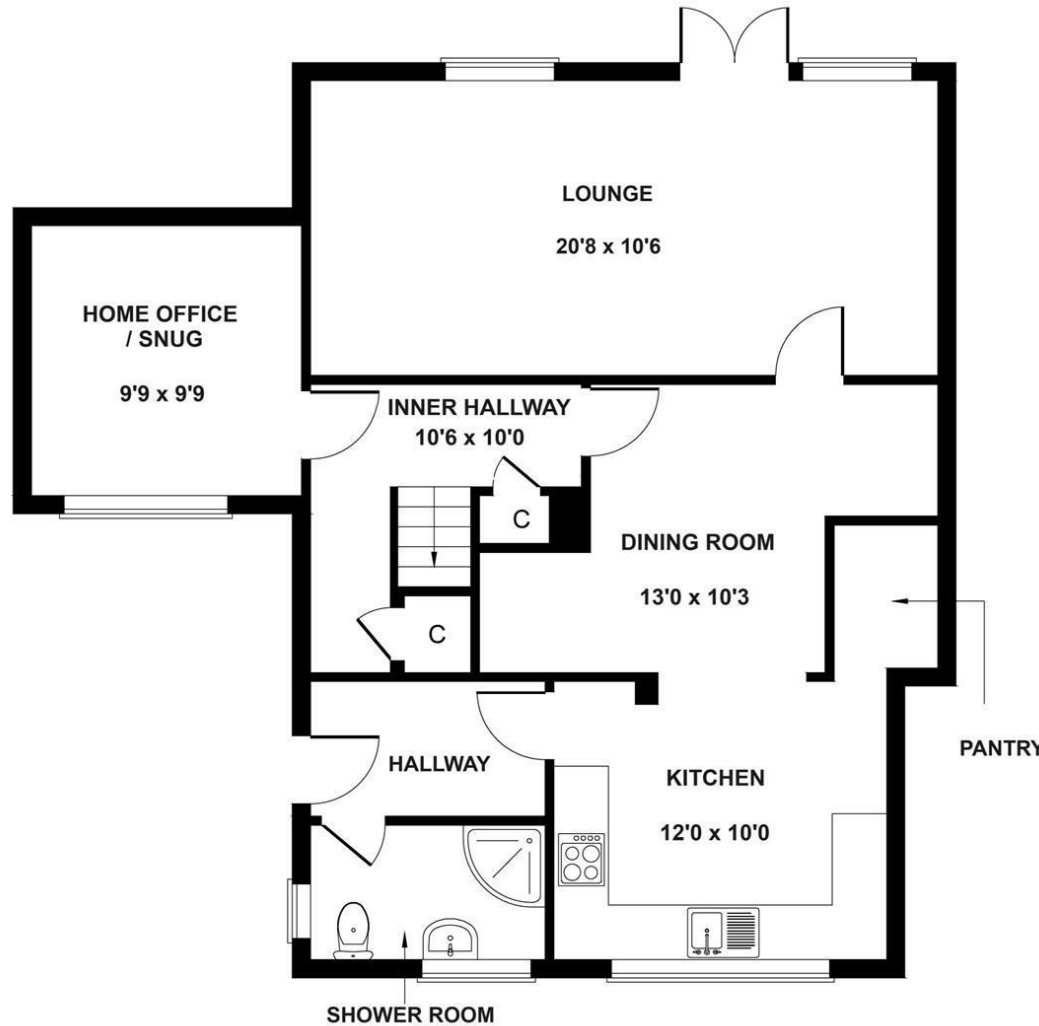
For Sat Nav use Post Code: NG13 9HE

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	



Approximate Gross Internal Area
 1281 sq ft - 119 sq m
 Not to Scale. For Illustrative Purposes Only.



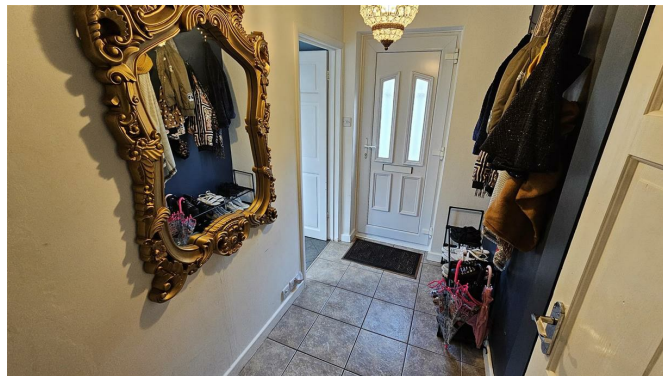
Double glazed entrance door

HALLWAY

with a tiled floor and ample area for coats and shoes.

SHOWER ROOM

with a contemporary white suite comprising large quadrant shower enclosure with curved sliding double doors, wall mounted Galaxy Aqua electric shower, low flush W.C. with concealed cistern, half pedestal wall mounted wash basin with chrome contemporary taps and tiled splashback, polished tiled floor, chrome contemporary towel radiator and UPVC obscure double glazed windows to two elevations.





BREAKFAST KITCHEN

12'0 x 10'0 (3.66m x 3.05m)

Fitted with a generous range of painted wall, base and drawer units, rolled edge laminate work surfaces with inset stainless steel sink and drainer unit with chrome mixer flexi-tap, tiled splashback. Integrated appliances include Stoves four ring gas hob with filter hood over and Stoves double oven, plumbing for washing machine and dishwasher, space for further free standing appliances, room for small dining or breakfast table, walk-in shelved larder with plenty of useful storage. An open archway leads through to





DINING AREA

13'0 x 10'4 (3.96m x 3.15m)
arched alcove, wood effect laminate flooring, two wall light points, central heating radiator and a door to the





LOUNGE & FAMILY AREA

22'8 x 10'6 (6.91m x 3.20m)

The main feature being chimney breast with electric contemporary fire and arched alcoves to either side, wood effect laminate flooring, two central heating radiators, two UPVC double glazed windows and double glazed double doors leading into the rear garden and the open green beyond.

From the dining room a multi-pane door gives access through into an





INNER HALLWAY

built in storage cupboard and understairs alcove, spindle balustrade staircase and door to a very useful

HOME OFFICE / SNUG

9'9" x 9'9" (2.97m x 2.97m)

with both power and light, access to a loft space and UPVC double glazed windows to the front elevation. Built-in storage cupboards.

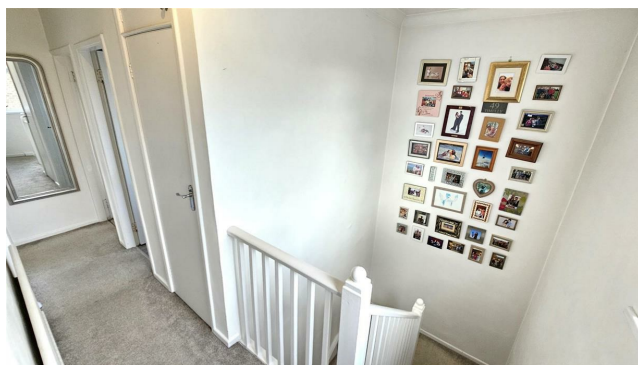
LANDING

built-in airing cupboard, housing the Glow-Worm Ultimate 30c combi-boiler, access to loft space, UPVC double glazed window to the side elevation and doors to

BEDROOM 1

11'9" x 11'9" (3.58m x 3.58m)

with a central heating radiator and two UPVC double glazed windows overlooking the garden and the adjacent green.





BEDROOM 2

10'8 x 10'6 (3.25m x 3.20m)

with a central heating radiator and a UPVC double glazed window overlooking the garden and the adjacent green. Built-in wardrobe.

BEDROOM 3

10'0 x 9'0 (3.05m x 2.74m)

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

BATHROOM

with a three piece suite comprising a low level W.C., pedestal wash basin and panelled double-ended bath with spa jets and mixer shower attachment. Tiling to wet areas, a uPVC double glazed obscure glass window to the front elevation and a wall mounted bathroom cabinet.





OUTSIDE - FRONT

fully enclosed with mature hedging and with plenty of parking on a large gravelled area and access to the GARAGE and with a pedestrian pathway leading down the side of the property giving access to the front door and rear garden.



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 - REAR

The rear garden is laid mainly to lawn with deep shrub and flower borders, pedestrian gate giving access to the adjacent green area behind and enclosed to all sides. An extended patio area has been created as the perfect sun-trap.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

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**



Want one of these???

Then get one of these!!!

© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ©

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

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!