

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**4 COX DRIVE, BOTTESFORD,
LEICESTERSHIRE NG13 0DJ**

£237,500

4 COX DRIVE, BOTTESFORD, LEICESTERSHIRE NG13 0DJ

NO CHAIN! This gas centrally heated and double glazed property includes reception hallway, two reception rooms as well as three bedrooms to the first floor and a recently installed bathroom!!! The privacy, maturity, and southerly sunny aspect of the rear garden should put this high on your viewings list. Priced to secure a very speedy sale, please contact this office as soon as possible to arrange a suitable time before someone else beats you to it.

The freshening up of the last couple of year ensures a wonderful feeling of quality, with new floor coverings and decor throughout and a **NEW BOILER** fitted in March 2021. The property is also being offered with **NO CHAIN**.

One of the major benefits of Cox Drive is that it is within just a few minutes' drive of the open countryside provided by the delightful Vale of Belvoir with stunning views and village pubs as well as a short stroll into the centre of the villages for all of the local facilities.

Bottesford is a sought-after village well equipped with local amenities including primary and secondary schools, a good range of local shops, doctor's surgery, dentist and a number of pubs and restaurants. The village is by-passed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester. Less than ten minutes away by car is Bingham Market Place with its range of shops.

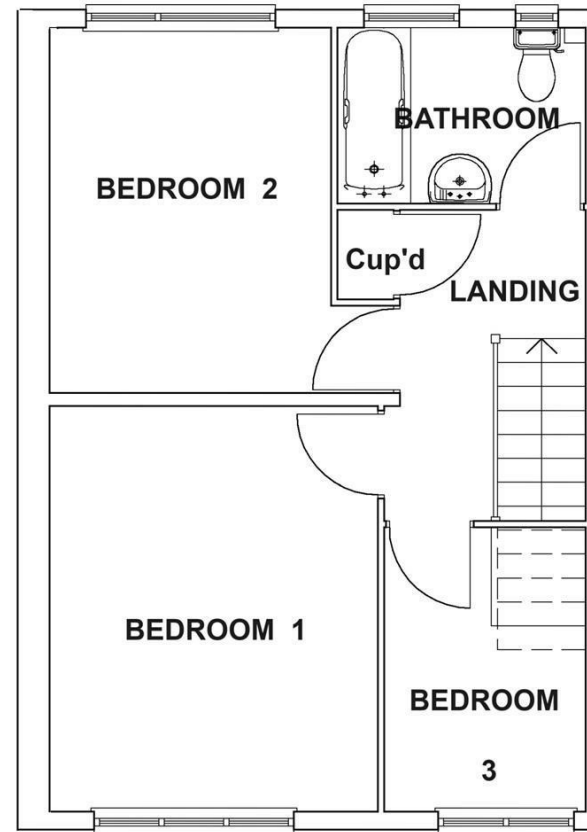
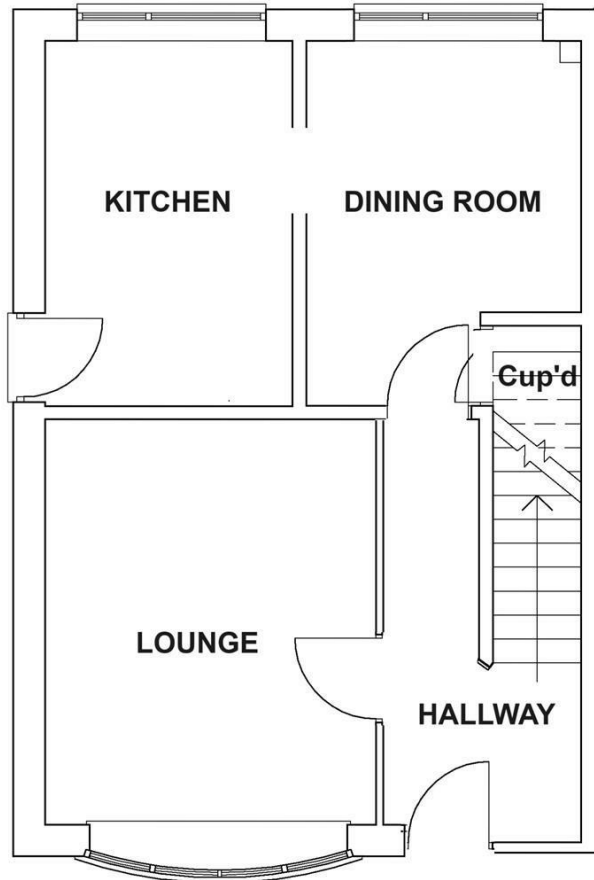
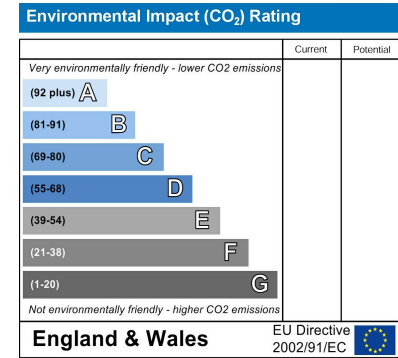
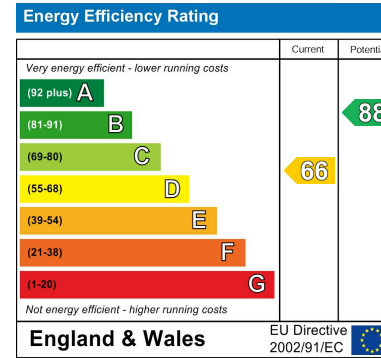
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bottesford & Bingham have direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



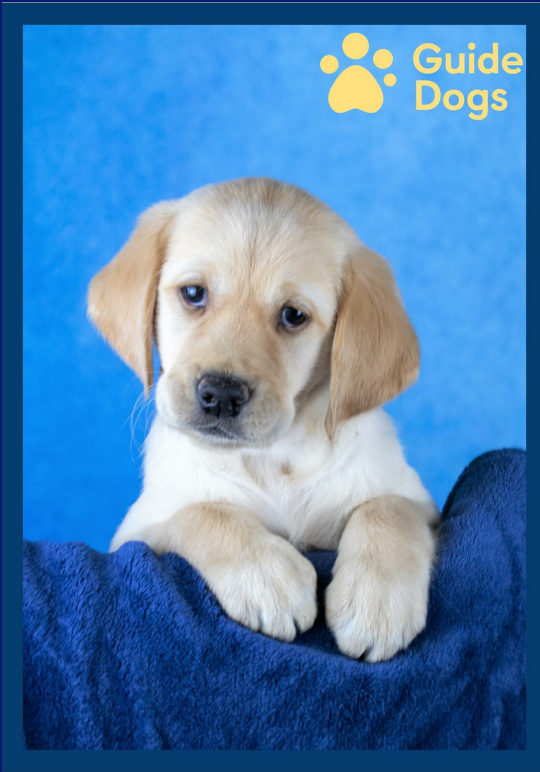
DIRECTIONAL NOTE On leaving our agents office in Bingham proceed out along the A52 to Grantham passing straight on through Elton. Take the first sign posted exit on the left to Bottesford and continue into the village. Take the eventual left hand turning on to High Street, left again on to Bowbridge Lane and then pass Bowbridge Gardens and take the next right hand turning on to Cox Drive and the property is clearly denoted on the right hand side by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 0DJ

Council Tax Band B



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




Find us on Facebook

Hammond Property
Services Bingham



Follow us on Twitter

@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



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



football in the community



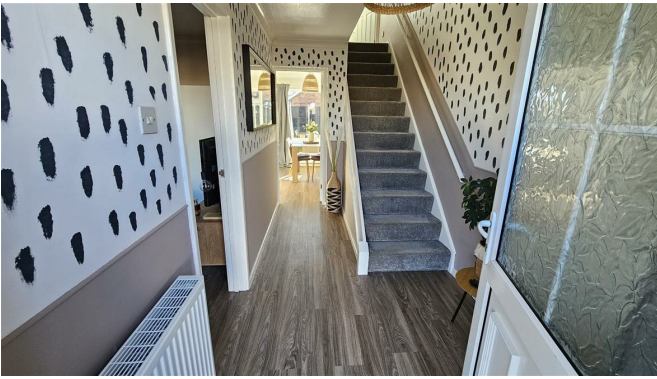
1st Bingham Scouts



Foundation
www.rosie-may.com



For more details, email sponsorship@hammondpropertyservices.com



Double glazed entrance door into the large reception hall

RECEPTION HALLWAY

Obscured UPVC double glazed door with side window. Central heating radiator. Built-in useful storage cupboard, housing the electrical consumer unit and meter. Staircase to first floor landing. Wood effect flooring.

LOUNGE

13'6 x 12'6 (4.11m x 3.81m) with a large double glazed picture window to the front elevation with pleasant aspect onto the front garden. Central heating radiator. A continuation of the wood effect flooring.





DINING ROOM

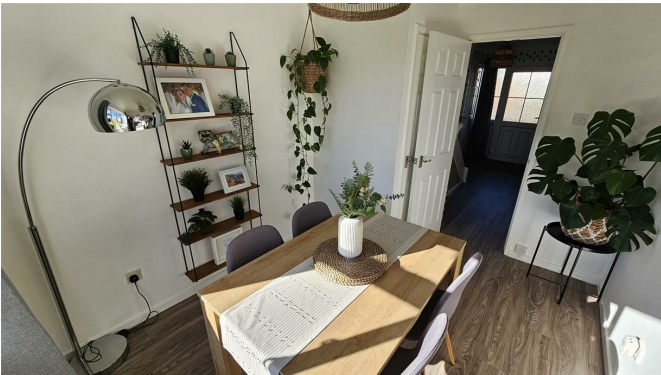
10'9 x 8'6 (3.28m x 2.59m)

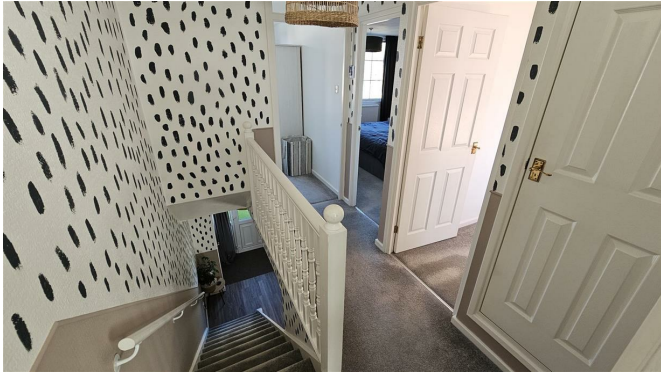
with a double glazed window to the rear overlooking the southerly facing and sunny rear garden. Central heating radiator. Useful understairs storage cupboard. A continuation of the wood effect flooring. Archway into the

KITCHEN

11'0 x 7'8 (3.35m x 2.34m)

Appointed with a range of wall, base and drawer units in a 'Shaker' style with rolled edge work surfaces with stainless steel sink and drainer unit. Ceramic tiled splashbacks. Four ring gas hob with electric oven under and extractor hood over. Plumbing for a washing machine. Wall mounted gas fired central heating boiler (fitted March 2021), UPVC double glazed window to the rear and UPVC double glazed door leading on to the side driveway. A continuation of the wood effect flooring.





LANDING

with a spindle balustrade, Access to a loft space, built in airing cupboard providing useful storage.

BEDROOM 1

13'6 x 10'3 (4.11m x 3.12m)
Central heating radiator and a UPVC double glazed window overlooking the front elevation.





BEDROOM 2

11'2 x 8'8 (3.40m x 2.64m)

A further double bedroom with a central heating radiator and a UPVC double glazed window to the rear elevation.

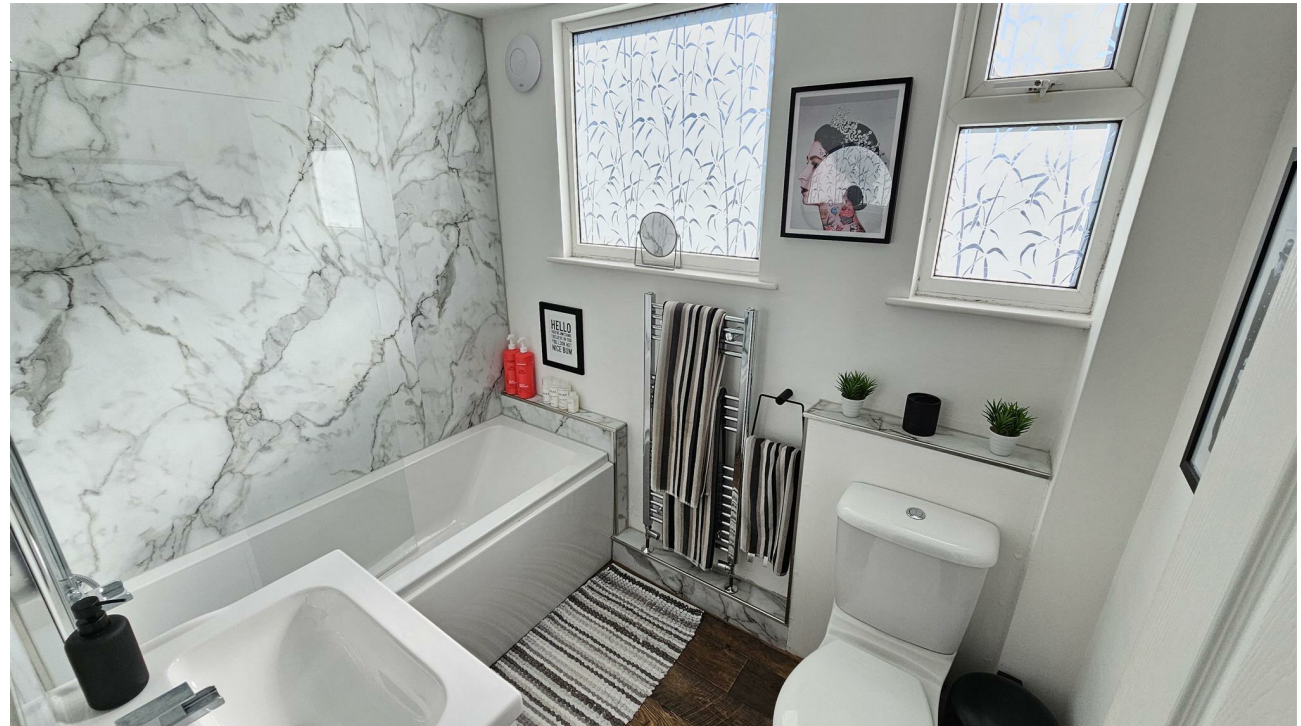
BATHROOM

With a refitted three piece modern white suite comprising panelled bath with shower over and screen, low flush W.C. and a wash hand basin. Chrome towel radiator. Two UPVC obscure double glazed window to the rear elevation.

BEDROOM 3

9'0 x 6'6 (2.74m x 1.98m)

Ideal as a single Bedroom, Nursery or Home Office. Central heating radiator, over-stairs storage cupboard and UVPC double glazed window to the front elevation.





OUTSIDE - FRONT & SIDE

To the side and rear of the property the gardens are relatively generous in size having large lawned area to the front with gravelled borders. The gated driveway to the side leads to the detached GARAGE with up and over door as well as a double glazed window and courtesy door to the side.



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 very private, fully enclosed and southerly facing sunny gardens are very established and provide a lush lawn as well as a late afternoon sun trap area - perfect for those who enjoy al fresco dining during those balmy summer evenings. An outside tap has also been fitted to enable maintenance of the gardens.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

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**



LET BY

01949 87 86 90
www.hammondpropertyservices.com



SOLD

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!! →



FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

© 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!