

FOR SALE

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**39 BEVERLEYS AVENUE, WHATTON IN THE VALE,
NOTTINGHAMSHIRE NG13 9AU**

£217,500

39 BEVERLEYS AVENUE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9AU

A 2 Bedroomed semi-detached Bungalow with an open plan Living & Dining Kitchen with a range of fittings... perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

The property has recently undergone a full programme of renovation to provide a modern contemporary bathroom and kitchen as well as new UPVC double glazing and floor coverings throughout.

The accommodation would be perfect for those looking to downsize requiring a manageable single storey home on a level plot and comprises entrance hall, open plan Living & Dining Kitchen, two bedrooms, a bathroom and a conservatory overlooking the fully enclosed rear garden.

The property is tucked away in a small cul de sac setting, set back behind a walled frontage with block set driveway providing ample off-road car standing due to its length. A timber courtesy gate gives access into the fully enclosed rear garden with large block set terrace leading onto a lawn with timber edged borders and a useful storage shed.

Whatton in the Vale & neighbouring Aslockton are two of the most requested villages within the Vale of Belvoir area enjoying typical village amenities including a village Pub, local shop/post office, a Primary School, The Larder Convenience Store & Deli. More extensive facilities can be found in nearby Market Town of Bingham which lies around five minutes' drive away.

Aslockton railway station is only 350 yards away and provided easy access into Nottingham and Grantham. The village is also conveniently placed for the A46 & A52 which provide access to all surrounding centres

If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre, to exchange the sounds of sirens to bird song, then 39 Beverleys Avenue should be high on your viewing list.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

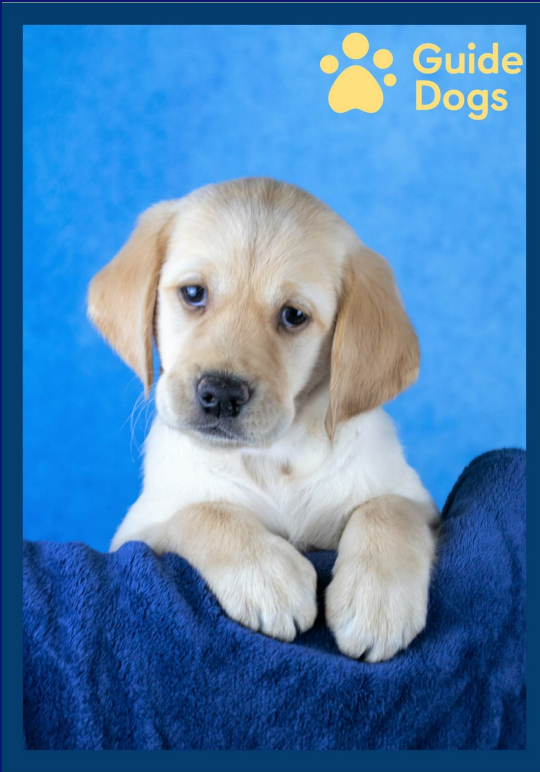
Council Tax Band **B**



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Follow the road round to the right passing the new Nursing Home on the right hand side. At the T junction turn left onto the A52. Pass the turning to Scarrington on the left hand side. Bear next left as directed to Whatton and Aslockton. Turn next left as signposted to Aslockton. Take the fourth on the left into Beverleys Avenue where the property will be found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9AU

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
OnTheMarket.com



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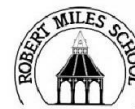
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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



For more details, email sponsorship@hammondpropertyservices.com



Double glazed side entrance door through to the long

HALLWAY

14'0 x 6'6 max (4.27m x 1.98m max)

Central heating radiator. Polished tiled flooring and a loft hatch with ladder leading to the part boarded loft space.

OPEN PLAN LIVING / DINING KITCHEN

19'8 x 16'6 (5.99m x 5.03m)

LOUNGE AREA

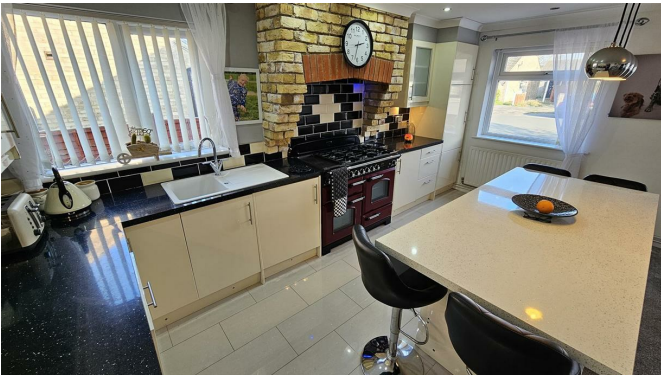
A superb light and airy open plan contemporary living space, benefitting from two large UPVC double glazed windows to the front elevation. The focal point of the reception area is an attractive log effect electric fireplace with chimney breast and alcoves to either side and with a central heating radiator.





BREAKFAST DINING / KITCHEN

The kitchen is fitted with a range of contemporary wall, base and drawer units, generous preparation surfaces with complementing island unit having breakfast bar with storage beneath, resin sink and drainer unit with swan neck mixer tap and tiled splashbacks, under-unit lighting and LED plinth lighting, exposed brick feature chimney breast with space for free standing range with tiled splashback, integrated dishwasher, integrated washing machine, fridge, polished tiled floor, inset downlighters to the ceiling, UPVC double glazed windows to the front and side elevations.





BEDROOM 1

12'0 x 10'6 (3.66m x 3.20m)

with a run of built-in wardrobes with mirrored sliding door fronts, central heating radiator, coved ceiling with inset LED lights, UPVC double glazed window to the side and sliding patio door leading into the:

CONSERVATORY

9'0 x 7'4 (2.74m x 2.24m)

with UPVC double glazed windows and polycarbonate roof, polished tiled floor, central heating radiator, single UPVC double glazed door leading into the rear garden.





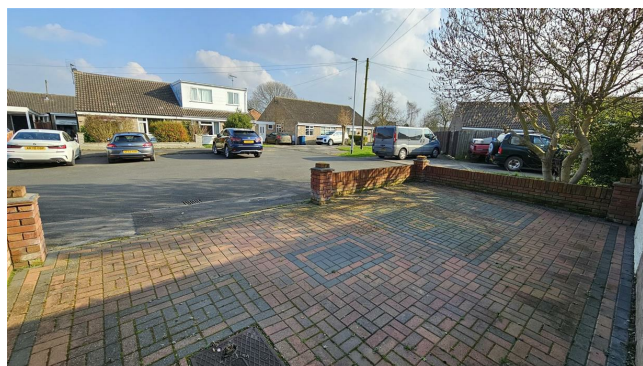
BEDROOM 2 / DINING ROOM

8'6 x 8'6 (2.59m x 2.59m)

with a UPVC double glazed window overlooking the rear garden, fitted wardrobes with sliding mirrored door fronts, a central heating radiator and recessed lighting.

BATHROOM

recently modernised with a suite comprising P shaped shower bath with wall mounted waterfall mixer tap, additional wall mounted shower mixer with independent handset and rose over, glass screen, built-in vanity unit with low flush wc, vanity unit with inset wash basin and tiled splashbacks, tiled floor, chrome towel radiator, coved ceiling with inset downlights and extractor.



OUTSIDE - FRONT

The property is tucked away in a small cul de sac setting, set back behind a walled frontage with block set driveway providing ample off-road car standing due to its full length.

OUTSIDE - REAR

A timber courtesy gate gives access into the fully enclosed rear garden with large block set terrace leading onto a lawn with timber edged borders and a useful storage shed.



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!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Did you know that we have a Rental Department?

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