

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**3 FOSTERS LANE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8DQ**

£230,000

3 FOSTERS LANE, BINGHAM, NOTTINGHAMSHIRE NG13 8DQ

A home which has everything! Gas central heating, double glazing, a GARAGE, a modern finish throughout and just 6 minutes' walk from the Bingham Market Place – and has recently undergone a scheme of upgrading throughout including rewiring, new electric consumer unit, Worcester Bosch boiler, double radiators with thermostat controls... what more could you ask for?

This delightful home comes complete with a GARAGE for the additional storage so seldom found with modern townhouses. The rear garden is fully enclosed, westerly facing to ensure plenty of sunshine and is very easy to maintain – ideal for those who wish to enjoy a sitting out area with little work to do!

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' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

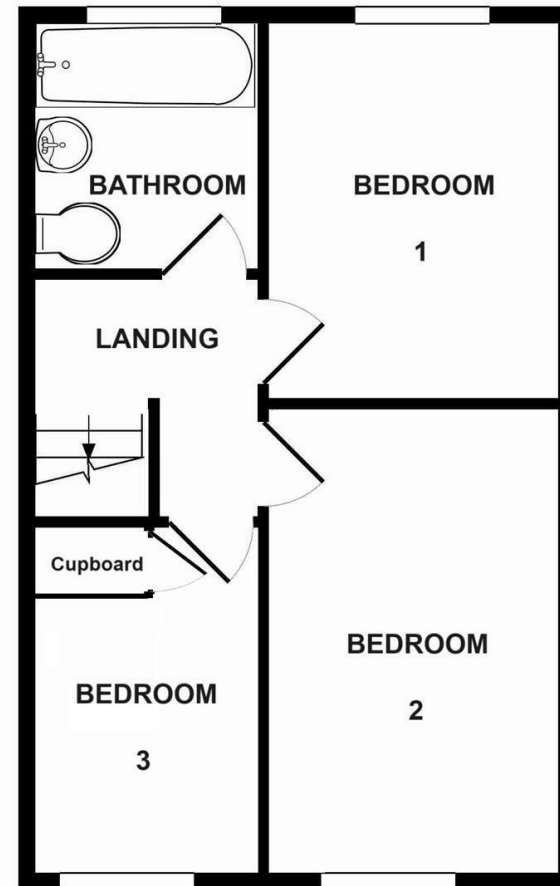
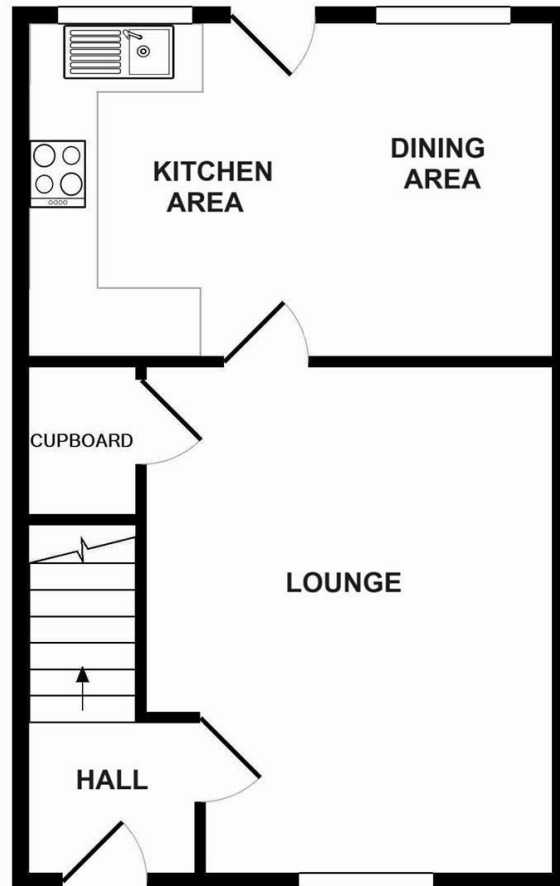
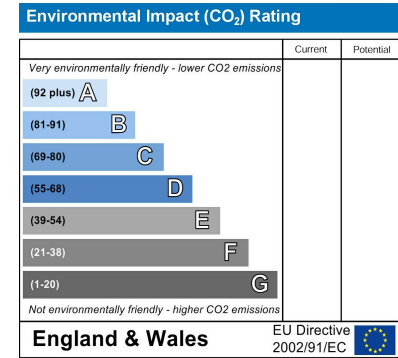
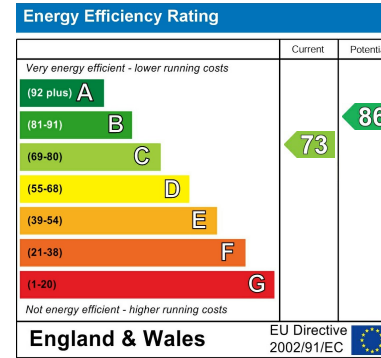
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, 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' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



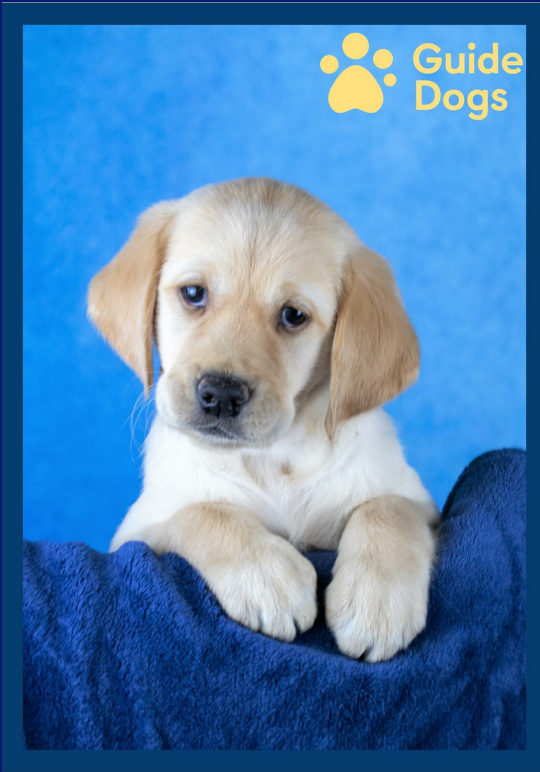
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right continue straight ahead into Long Acre East. Turn immediately left into Fosters Lane where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8DQ

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




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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



Entrance door through to

LOBBY

with stairs to the first floor. Central heating radiator. Tall cloaks cupboard.

LOUNGE

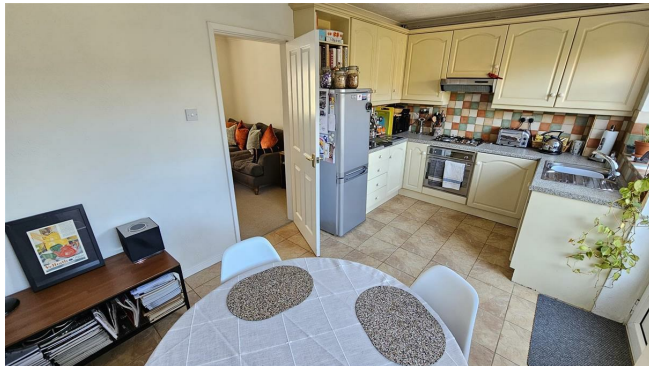
15'3 x 12'0 (4.65m x 3.66m)
with double glazed window to the front. Central heating radiator. Timber fire surround with coal effect gas fire. Useful under stairs cupboard.





DINING KITCHEN

15'3 x 9'0 (4.65m x 2.74m)
with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Central heating radiator. Double glazed windows. Double glazed door to the sunny and private rear garden. Single drainer sink unit with mixer tap. Complementary tiling. Space for tall fridge freezer.





LANDING

with access to the loft space via an aluminium ladder. Worcester Bosch boiler to the loft with board insulation and boarding.

BEDROOM 1

12'0 x 9'0 (3.66m x 2.74m)

with a double glazed window to the rear. Central heating radiator. Built-in double wardrobes with overhead cupboards.

BEDROOM 2

13'0 x 9'0 (3.96m x 2.74m)

with a double glazed window to the front. Central heating radiator.





BEDROOM 3

8'6 x 6'0 (2.59m x 1.83m)

with a double glazed window to the front. Central heating radiator. Built-in wardrobe / cupboard over the stairs.

BATHROOM

half tiled bathroom with white suite comprising panelled bath with mixer tap shower over, pedestal wash basin and low flush W.C.. Central heating towel radiator and feature full length mirror.

OUTSIDE - FRONT & REAR

To the fore of the property is a larger than average open plan gravelled garden with shrub borders. A colourful pathway from Fosters Lane leads to the front door. To the rear is a peaceful haven!





OUTSIDE - REAR & GARAGE

an easy to maintain, private and sunny patio garden with mature shrubs and colourful pergola. A spacious patio area is set within shaped borders of planting areas and bark chippings. All... very easy to maintain! Through the pergola is a useful Garden Shed and bin store area with a secure gate giving access to the walkway that leads to the GARAGE area. The GARAGE for Number 3 is the second on the left, as clearly denoted within our photographs and can be accessed from Fosters Lane.





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



akerspritchett.com

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Did you know that we have a Rental Department?

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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**



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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!