

FOR SALE

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**15 SIMPSON DRIVE, CROPWELL BISHOP, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 3GY**

OFFERS IN EXCESS OF £260,000

15 SIMPSON DRIVE, CROPWELL BISHOP, NOTTINGHAMSHIRE NG12 3GY

Completed in June 2022 by the very reputable Bloor Homes to their Oahstone Design and enjoying the remaining NHBC Guarantee, this one should be at the top of your viewing list if you are looking for the following... a hallway, lounge to the front, dining kitchen with a utility area and ground floor cloakroom. To the first floor are 2 double Bedrooms with an en-suite shower room to the main bedroom, a family bathroom and a perfect bedroom 3 / nursery or, for those who have enjoyed a change to their working pattern and location, the perfect Home Office!

With ample parking the front on a double width driveway, an electric car charging point (available by separate negotiation, or easily removed if not required) and an extended patio... the current owners have thought of everything... including the reseeding of the fully enclosed rear garden to ensure a lush lawn for the next owner! An outside tap has been thoughtfully provided, as has CCTV for the more security conscious. Hillary's Blinds have also been fitted.

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Cropwell Bishop Primary School achieved a GOOD Ofsted rating in November 2022 - for all those looking at the Local Education Tables.

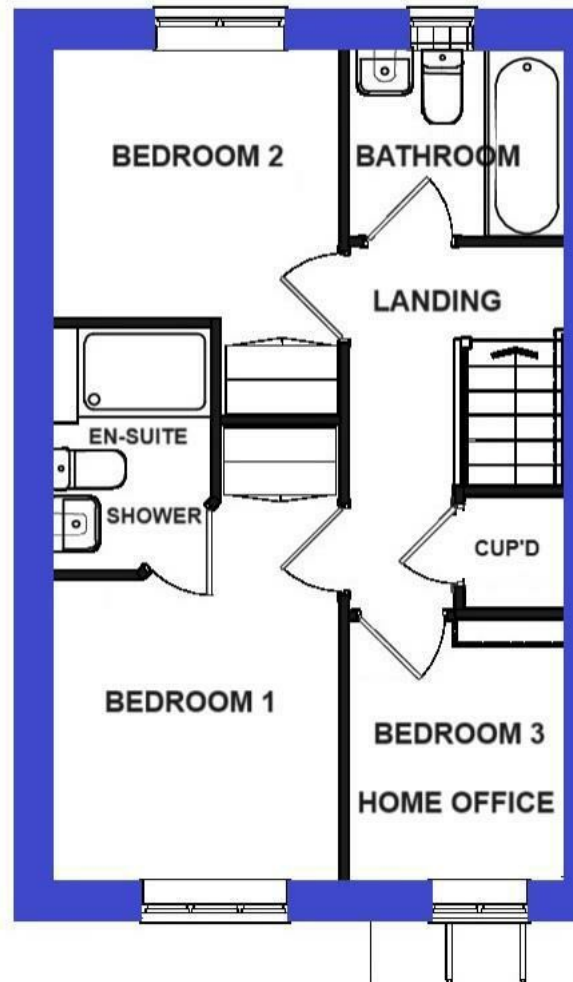
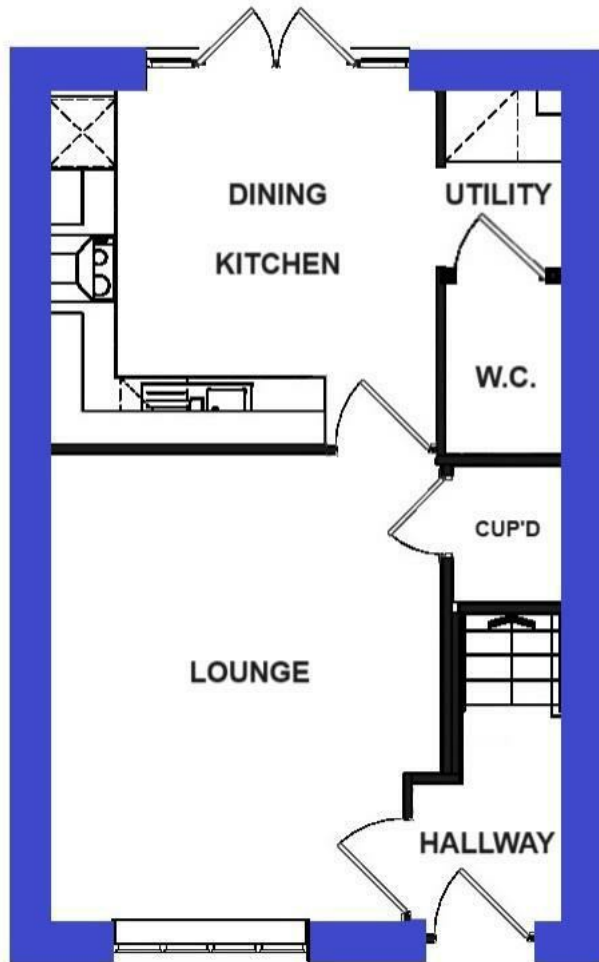
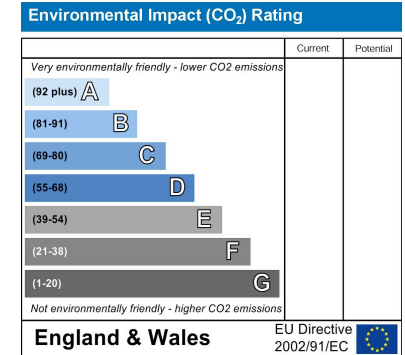
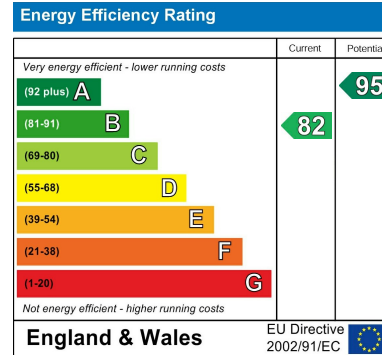
As well as many walks along the canal or across the fields to award winning pubs in nearby villages, there is a village hall and amenities within the village including shops, pubs and regular bus service.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and estate, which holds a wonderful range of events throughout the year. The large village of Bottesford (11 miles away) is well served with shops, a deli, local Pub, Doctors, a dentist, several sports clubs, a village library & a wine bar. Meanwhile the local market town of Bingham is well served by public transport including a railway station on the Nottingham to Grantham rail line.



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 and continue to Saxondale Island. Take the second exit signposted Leicester (A46). Turn off the A46 as signposted Cropwell Bishop & Cropwell Butler. At the mini island, turn left towards Cropwell Bishop. Continue towards the centre of the village, turning left onto Church Street when you see St Giles Church ahead of you. Pass The Chequers Inn and the Convenience Store on your right. Turn right at the Traffic Island onto Simpson Drive and this particular property will then be found ahead of you, on the left, clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG12 3GY



Council Tax Band **B**

MAINTENANCE CHARGE FOR THE DEVELOPMENT - We understand that a maintenance charge of approximately £204.00 per year will be levied for the upkeep of communal areas on the development.

WHITE GOODS - The Owners have confirmed that the White Items may be included within the sale, dependent upon the offers received.



Composite and double glazed entrance door into the

HALLWAY

with wood effect flooring and stairs to the first floor. Door into the

LOUNGE

13'9 x 12'2 (4.19m x 3.71m) with a central heating radiator and a double glazed window to the front elevation. A feature panelled wall and a useful under-stairs storage cupboard.





DINING & UTILITY KITCHEN

11'6 x 10'6 (3.51m x 3.20m)

with a central heating radiator and double glazed French Doors onto the extended patio area of the rear garden. Wood effect flooring. Fitted with a range of wall, drawer and base units, tiled splash backs and square edge work surfaces. Plumbing for a dishwasher, space for a fridge/freezer, a built-in electric oven and a gas hob. Double glazed French doors open from the kitchen to the extended patio area of the newly seeded lawned garden.

UTILITY AREA

An open archway into the utility area with a work surface, space and plumbing for a washing machine and the wall mounted Ideal combination boiler. Door into the

CLOAKROOM

with a two piece suite comprising low flush W.C. and wash hand basin. A continuation of the wood effect flooring.





FIRST FLOOR LANDING

with a central heating radiator and a useful storage cupboard. Loft access.

BEDROOM 1

13'9 x 9'0 (4.19m x 2.74m)
with a central heating radiator and a double glazed window to the front elevation. Wardrobe recess.

EN-SUITE SHOWER ROOM

Beautifully presented with a low flush W.C., wash basin and a shower enclosure, central heating radiator. Obscure and double glazed window.





BEDROOM 2

10'6 x 9'0 (3.20m x 2.74m)
with a central heating radiator and a double glazed window to the rear elevation. Wardrobe recess.

BATHROOM

Fitted with a white three piece suite comprising a panelled bath with mixer tap and shower attachment, glazed pivot screen, wall mounted wash hand basin and a low flush W.C. Obscured window to the rear elevation. Towel radiator.

BEDROOM 3 / HOME OFFICE

7'8 x 6'6 (2.34m x 1.98m)
with a central heating radiator and a double glazed window to the front elevation.





OUTSIDE - FRONT

With ample parking the front on a double width driveway, an electric car charging point (available by separate negotiation, or easily removed if not required) and a side gate leads to the...

OUTSIDE - FULLY ENCLOSED REAR

... extended patio... (the current owners have thought of everything)... including the reseeding of the fully enclosed rear garden to ensure a lush lawn for the next owner! An outside tap has been thoughtfully provided, as has CCTV for the more security conscious.

