

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**18 WELBECK GROVE, BINGHAM,
NOTTINGHAMSHIRE NG13 8RF**

£299,950

18 WELBECK GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RF

Is this the most spacious Bungalow in Bingham for less than £300,000?... with the additional space offered from the conservatory that overlooks the private and fully landscaped rear garden? and with more parking than most due to the fabulous position at the end of a quiet cul-de-sac of beautifully maintained similar properties... don't miss out!!!

Recently upgraded Wren kitchen with integral items, induction hob, Bosch double oven, twin integrated waste bin / recycling receptacles, all new double glazed windows, new and easy to maintain driveway, replaced doors, detached GARAGE, decorated throughout to a very high standard, hardwood blinds throughout, new fence panels, oak laminate flooring, skimmed ceilings. You can walk in, put your furniture down, and do nothing!

Close by is a local convenience store with more extensive amenities available within Bingham Market Place which is easily accessed by car or bus via the nearby bus stop. Indeed, the local bus service is first class with regular buses into the Market Place or further on into Nottingham City Centre.

This delightful property provides gas centrally heated and double glazed accommodation which is easy and economical to maintain and is ideal for both young and old alike! With the added benefit of the conservatory to the rear which is the perfect place from which to enjoy the very private and landscaped rear garden.

All in all, this is a first class home for which we have no hesitation in recommending an early viewing. See it today to avoid possible disappointment as it won't be around for long!





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

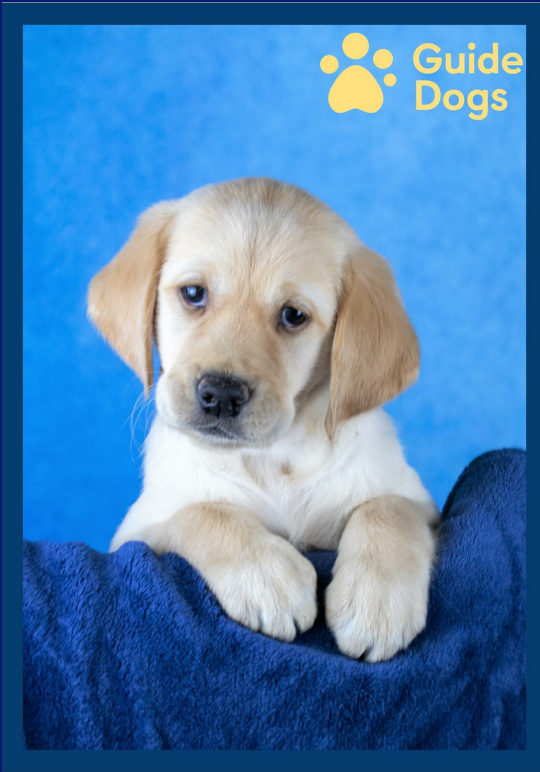
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **C**

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. Pass Garden Road and the Aldi store on the right. Turn next right into Thoresby Road. At the T junction turn right then first left into Welbeck Grove. This particular property will then be found on the right hand side of the cul-de-sac clearly denoted by our For Sale sign.

For Sat Nav use Post Code: NG13 8RF

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
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Robert Miles Infant School



1st Bingham Scouts



Foundation
www.rosie-may.com



For more details, email sponsorship@hammondpropertyservices.com



Double glazed entrance door into the recently installed kitchen.

FABULOUS WREN KITCHEN

An immaculate room with wood effect flooring, double glazed windows to the front and side with a central heating radiator. Sink unit with single drainer and twin easy use taps with swanhead fitting, plumbing and space for a washing machine, plumbing for dishwasher and further worktop with drawers and cupboards under, induction hob with extractor fan over.





LOUNGE

19'0 x 11'0 (5.79m x 3.35m)
with a central heating radiator, double glazed bow window to the front with fitted blinds. Wood effect flooring.

DINING AREA

12'3 x 7'8 (3.73m x 2.34m)
Open-plan to the lounge, with a double glazed window and a central heating radiator.





INNER HALLWAY

with access to roof space, built-in airing cupboard housing the boiler for the central heating system.

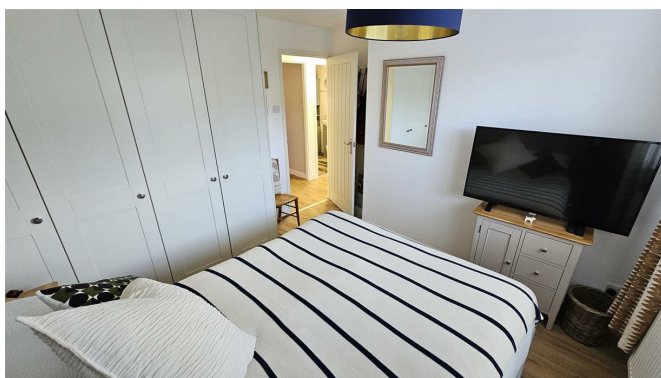
BEDROOM 1

11'0 x 10'0 (3.35m x 3.05m)

Double glazed window to rear, central heating radiator. Recently fitted double wardrobes providing plenty of storage.

SHOWER ROOM

Fitted with three piece suite comprising a low level W.C., wash hand basin with cupboard under and a shower enclosure. The room is decoratively tiled to walls and wood effect floor and has an obscure double glazed window and central heating towel radiator.





BEDROOM 2

11'0 x 8'0 (3.35m x 2.44m)

Double glazed window to the side, central heating radiator, wood effect flooring. Recently fitted wardrobes. Access door through to the conservatory.

CONSERVATORY

Recently replaced double glazed windows and double glazed door to the extensive patio area of the garden. Wood effect laminate flooring. Central heating radiator.





OUTSIDE - FRONT

The front garden has also been laid for ease of maintenance. A much larger than average driveway provides off street parking for numerous vehicles and leads to the detached GARAGE to which there is power, light and recently replaced double glazed window and recently fitted with a new roof in 2019. A wonderful and extensive planted area ensures plenty of colour from mature shrubbery and trellis work.





OUTSIDE - REAR

The very private rear garden has been laid for ease of maintenance and has a paved patio and gravelled area, a neat and well tended lawn with secure timber panelled fencing – the ideal area for those who enjoy relaxing afternoons in the garden or al fresco dining during those balmy summer evenings.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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Critical Illness
Income Protection

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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!