

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**8 BROWNES ROAD, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8EF**

**£350,000**

## 8 BROWNES ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8EF

This extended three bedroom, detached home is situated within a cul-de-sac and is ideal for the family purchaser looking for a peaceful location on the edge of Bingham, but still being close to local amenities.

With the benefits of an open plan dining room and living room with a separate Sun Lounge or Home Office that overlooks the rear garden, an extended kitchen, ground floor shower room and W.C., 3 bedrooms with a range of Hammonds fitted wardrobes and matching furniture to the first floor and a 3 piece suite bathroom... and a lengthy rear garden, The property is also close to and within catchment of Carnarvon School; with no excuse being late for morning registration!

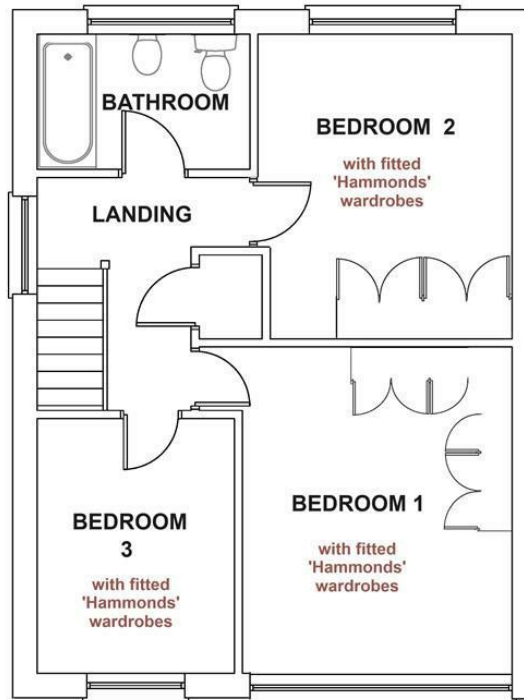
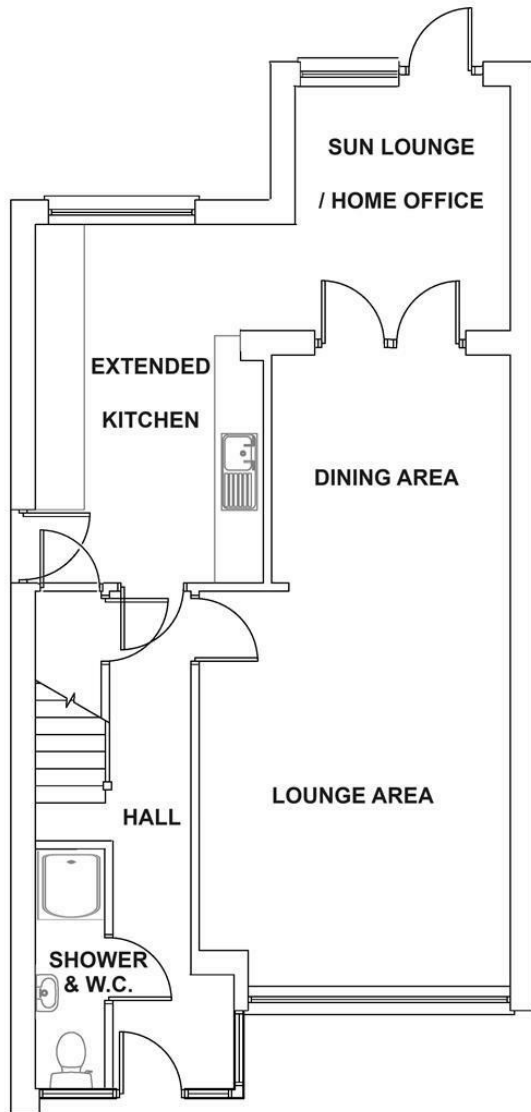
The property is being offered with the benefit of NO CHAIN to ensure a speedy sale for the right purchaser and is priced accordingly... could it be you?

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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, new leisure centre (2023) and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail and bus links to Nottingham and Grantham.





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

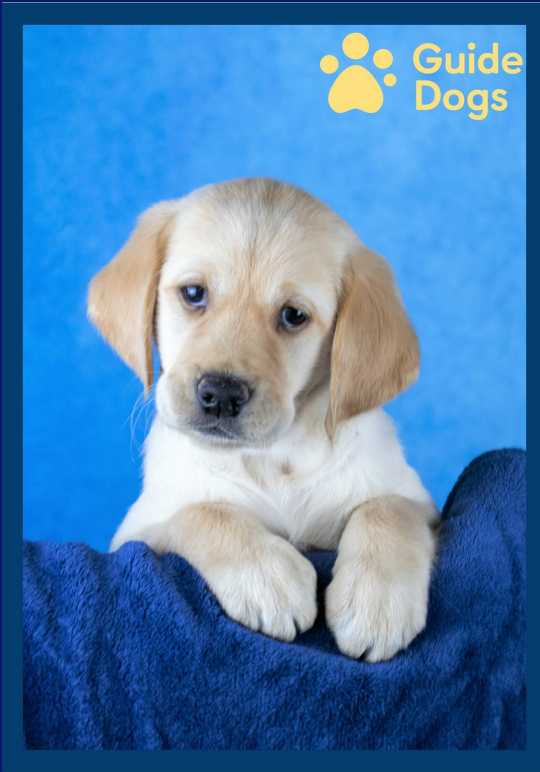
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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 left into Long Acre. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane. Turn next right into Abbey Road and continue to almost the length, before turning left in Brownes Road where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

**For Sat Nav use Post Code: NG13 8EF**

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



Robert Miles Infant School



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Double glazed and composite entrance door through to

**RECEPTION HALL**

with stairs to the first floor. Central heating radiator. Oak effect flooring. Coat storage area.

**OPEN PLAN DINING LOUNGE**

25'0 x 12'0 (7.62m x 3.66m)

Double glazed window to the front, cast iron coal effect fire, wood and multi-glazed double Doors to the Sun Lounge / Home Office and two central heating radiators.





**SUN LOUNGE / HOME OFFICE**

9'0 x 8'0 (2.74m x 2.44m)

Double glazed double door opening into the garden, oak effect flooring and a central heating radiator.





### **EXTENDED KITCHEN**

15'0 x 10'0 (4.57m x 3.05m )

Double glazed window to the rear and a UPVC double glazed door to the side, oak effect flooring, under stairs storage pantry cupboard, under unit chef lights, single sink with drainer and mixer tap. A variety of wall and base units with roll edge work surfaces, five burner gas hob with cooker hood, double electric Neff oven, integral fridge freezer, integral dishwasher and contemporary vertical radiator.



### **CLOAKROOM W.C. / SHOWER**

Double glazed window to the side elevation, low level flush W.C., wash hand basin, a shower enclosure and oak effect flooring.





**LANDING**

with airing cupboard. Double glazed window. Access to the loft space.

**BEDROOM 1**

13'0 x 12'0 (3.96m x 3.66m) with a central heating radiator and a double glazed window to the front. A fabulous range of Hammonds fitted wardrobes and matching dressing table and drawers.

**BATHROOM**

Double glazed window to the rear, vinyl tiled flooring, low level W.C., vanity sink with storage under, a panelled bath and heated towel rail.







**BEDROOM 2**

12'0 x 11'0 (3.66m x 3.35m)  
with a central heating radiator and a double  
glazed window to the rear. A range of  
Hammonds fitted wardrobes.



**BEDROOM 3**

10'8 x 8'0 (3.25m x 2.44m )  
with a central heating radiator and a double  
glazed window to the front. A range of  
Hammonds fitted wardrobes with overhead  
cupboards.





**OUTSIDE - FRONT**

To the fore of the property is an extensive and block paved driveway providing ample off street parking for a growing family and which allows access to the detached GARAGE with an up and over door. The fenced front garden is planted with mature shrubs and ensures plenty of colour from wild flowers.





### **OUTSIDE - REAR**

To the rear is a fully enclosed garden which enjoys a fabulous amount of privacy - perfect for the growing family. There is a block paved patio and lawn with well established flower and mature shrub borders. There is a rear courtesy door to the detached garage and a seating area has been created at the head of the garden - the perfect haven for the morning coffee and the last drops of Merlot at the end of an evening.





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



← Want one of these???

**Then get one of these!!!** →

© 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!