

FOR SALE

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**10 SANDPIPER CLOSE, BINGHAM,
NOTTINGHAMSHIRE NG13 8QJ**

£450,000

10 SANDPIPER CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8QJ

Five bedroom homes in Bingham are very few and far between.... ESPECIALLY ONES THAT ARE TUCKED AWAY TOWARDS THE END OF A CUL-DE-SAC... the sale of 10 Sandpiper Close therefore represents a rare opportunity to acquire a substantial home with that all important fifth bedroom which is currently being used as a fitted dressing room to the main bedroom but could easily be the Home Office that many are currently seeking following a change in their place of work!

The two main bedrooms BOTH benefit from en-suite shower rooms... perfect for any family with teenagers or an independent relative.

The gas centrally heated and double glazed interior provides well proportioned family living with a recently completed and full width Conservatory that leads on to the rear garden which is mainly lanwed with mature borders and which overlooks the Garden of Remembrance - plenty of privacy and an open view... with a sun-trap Summer House (potential Home Office!) from which to enjoy the sunshine, peace and quiet.

This fine detached residence is tucked away in a favoured end of cul de sac location within one of Bingham's most sought after developments - The Bird Estate. 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, 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.



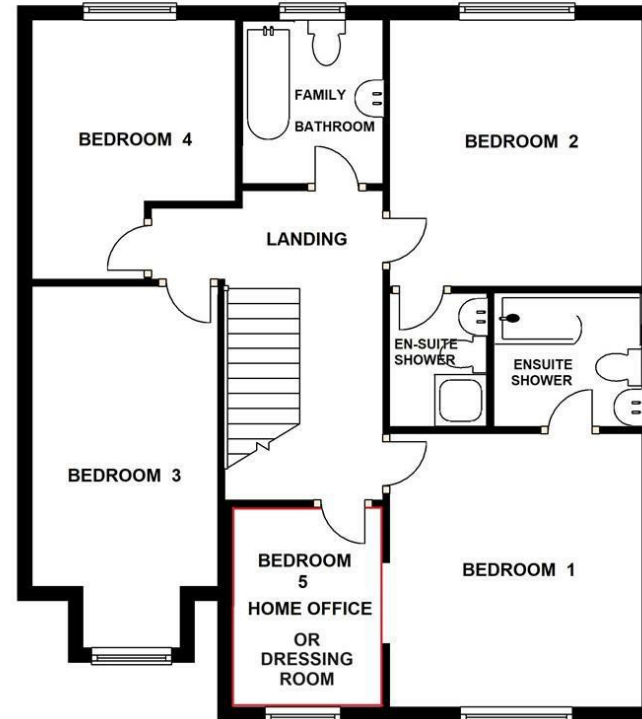
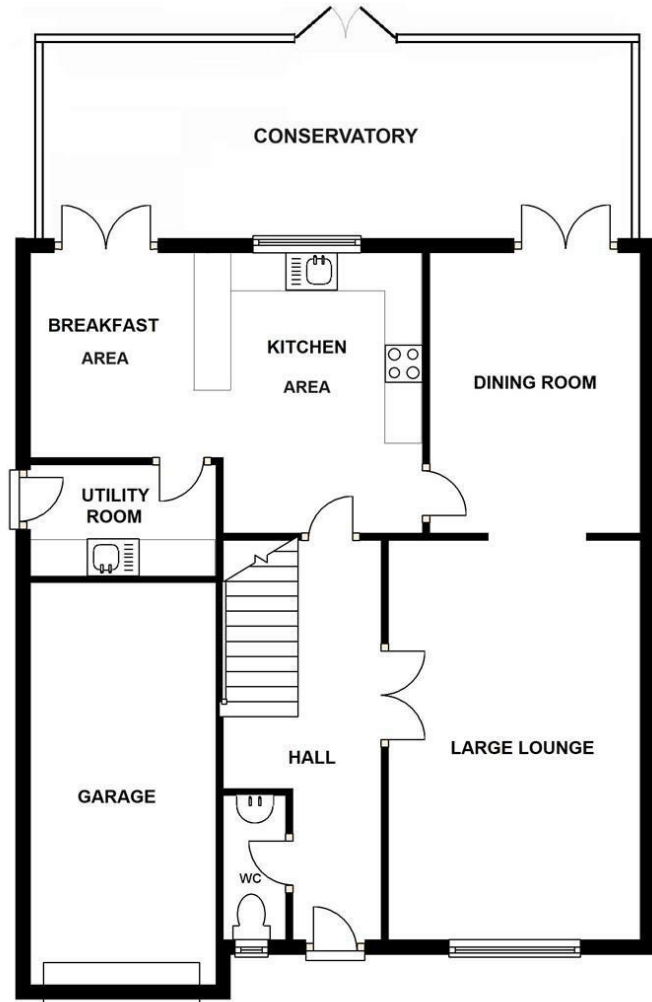
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. Turn next right into Swallow Drive. Turn first right into Kestrel Drive. Follow the road round to the left where Sandpiper Close will then be found on the right hand side. Turn into Sandpiper Close and the property will then be found on the right hand side.

For Sat Nav use Post Code: NG13 8QJ

Council Tax Band F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	





A covered porch provides shelter and leads to the double glazed front door and into the

HALLWAY

Central heating radiator, staircase rising to the first floor. Wooden flooring. Multipaned double doors into the

LOUNGE

18'0 x 11'0 (5.49m x 3.35m) with double glazed window to the front, a central heating radiator and a feature fireplace with coal effect gas fire. An archway leads into the





DINING ROOM

11'9 x 9'4 (3.58m x 2.84m)
with a central heating radiator. A door into the kitchen and double glazed double doors into the Conservatory.

FULL WIDTH CONSERVATORY

with double glazed windows and double doors leading on to the patio area of the very sunny and private rear garden. Central heating radiator to ensure all-year round use. Wood effect flooring.





BREAKFAST KITCHEN

18'0 x 11'9 (5.49m x 3.58m)

Kitchen area; with work surfaces to three sides with drawers and cupboards under. Plumbing for a dishwasher. Four ring gas hob with electric oven under and extractor hood over. Wall mounted cupboard units. Tiled splash backs. Tiled effect flooring. Ceramic sink unit with mixer tap over. Wine cupboard. Double glazed window.





BREAKFAST AREA

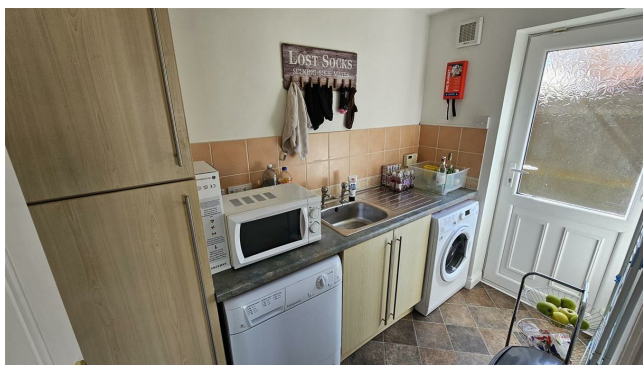
with double glazed double doors to the large conservatory. Vertical central heating radiator.

UTILITY ROOM

work surface with inset single drainer sink unit with cupboards under. Plumbing for an automatic washing machine and space for a dryer. Central heating radiator. Double glazed door to the side elevation. Tiled effect flooring.

CLOAKROOM

with two piece suite comprising low flush W.C. and a wash hand basin. Chrome central heating towel radiator and a double glazed window.



LANDING

BEDROOM 1

12'3 x 11'0 plus the depth of the wardrobes (3.73m x 3.35m plus the depth of the wardrobes) with a double glazed window to the front and a central heating radiator. Built-in and mirror fronted sliding door wardrobes. Open view to the front that changes with the seasons.

EN-SUITE SHOWER ROOM

a fully tiled room with a walk-in shower and screen, vanity area with wash hand basin and cupboard under, low flush W.C. Double glazed window. Chrome central heating ladder radiator.





BEDROOM 5 / HOME OFFICE / DRESSING ROOM

8'9 x 6'6 (2.67m x 1.98m)

with a double glazed window to the front and a central heating radiator. This room is currently fitted with wardrobes and drawers and is used as a Dressing Room to the main bedroom. The door from the landing is still in place for easy conversion back to a Bedroom or Home Office.

BEDROOM 2

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

with a double glazed window to the rear and a central heating radiator. Built-in wardrobes. Open view to the rear that changes with the seasons.

EN-SUITE SHOWER ROOM

a fully tiled room with a walk-in shower and screen, vanity area with wash hand basin and cupboard under, low flush W.C. Central heating radiator.



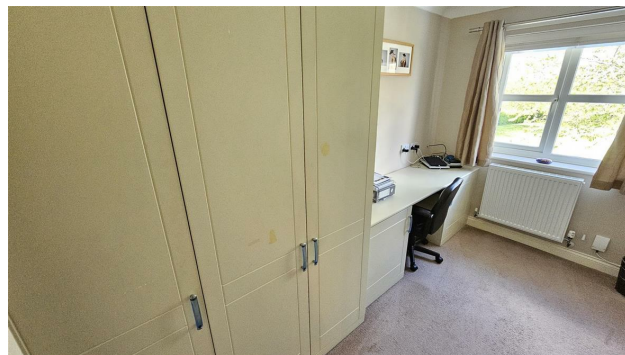


BEDROOM 3

16'6 x 8'0 (5.03m x 2.44m)
with a double glazed window to the front and a
central heating radiator.

BEDROOM 4

11'8 x 8'9 (3.56m x 2.67m)
with a double glazed window to the rear and a
central heating radiator. Currently fitted with
wardrobes, cupboards and a work station.
Fabulous views to the rear.





BATHROOM

a fully tiled room with a stylish and double ended bath with a central mixer tap, vanity area with a wash hand basin and cupboard under, a low flush W.C. Double glazed window. Chrome towel ladder radiator.

OUTSIDE - FRONT

To the fore of the property is a full width and open plan block paved area providing ample parking and leading to the 17'6 x 8'0 GARAGE. There are mature shrubs and trees to the left and a side passageway and gates leads to the rear garden.





OUTSIDE - REAR

There are mature shrubs set within borders and two garden sheds / summer houses from which to enjoy either pottering or lounging. The owners have created the ideal haven, which can easily be used as a further Home Office if required... or is an easy Gentlemen's Retreat... or the perfect venue from which to enjoy the last drops of Merlot during a summer's evening.

