

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**6 METEOR CLOSE, NEWTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ZL**

OFFERS IN EXCESS OF £315,000

6 METEOR CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8ZL

A beautifully presented 3 bedroom family sized home from the highly regarded David Wilson Homes, located within the Newton Park development at Newton.

To the rear of the property is a fully enclosed lawned garden with fencing borders – secure for children to play in - and a large patio area that is ideal for those who enjoy al fresco dining during those balmy summer evenings. A gate leads out to the extensive grounds of Newton and a 1 minute walk takes you to the children's play area.

The development is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance.

For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

It is a setting that has seen iconic events in its role as RAF base and command headquarters, and now this historic location is home to the Newton Park Development; a collection of stunning two, four and five bedroom homes nestling in the tranquility of the hamlet of Newton. In a highly sought-after location, the adjacent village of East Bridgford with its handsome landmark church of St Peter, offers amenities including a Primary School, Pub diner, Post Office. There is a wider range of schools, shops and leisure facilities in the traditional market town of Bingham 2 miles away.

There is a monthly maintenance charge of £20.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until entering the Newton Park Development. Bear left and then first left into Meteor Close where Number 6 will be found on the right hand side.

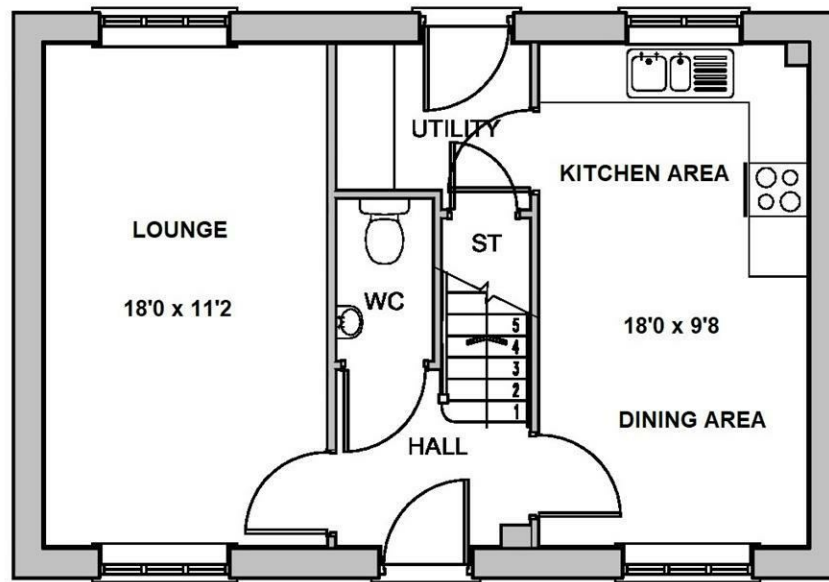
For Sat Nav use Post Code: NG13 8ZL

Council Tax Band

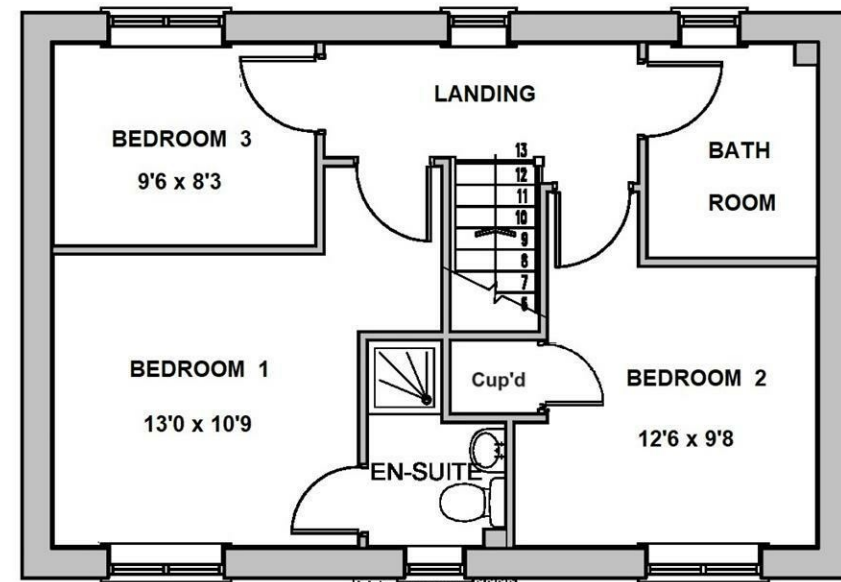
D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(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	

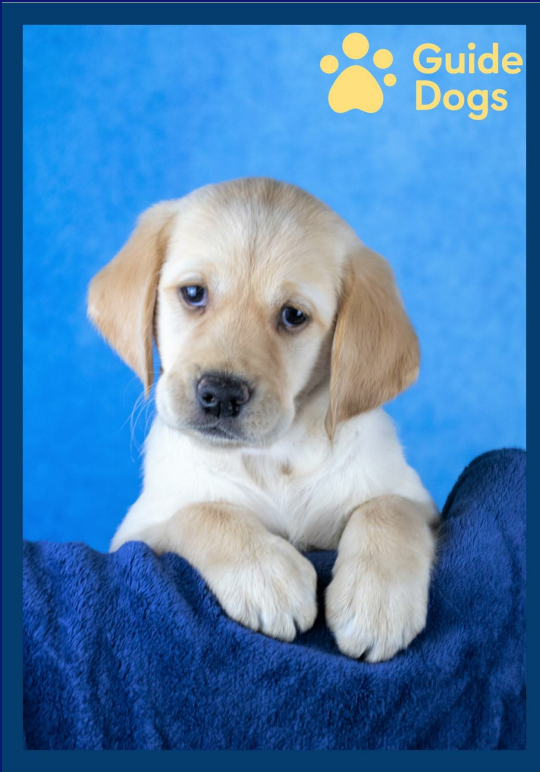


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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



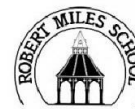
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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



For more details, email sponsorship@hammondpropertyservices.com



Composite entrance door through to

RECEPTION HALL

Stairs to the first floor accommodation and doors to to the Cloakroom, Lounge and Dining Kitchen.

DINING KITCHEN

18'0 x 9'8 (5.49m x 2.95m)

A light and airy dining kitchen fitted with a delightful range of base and wall mounted units with work surface over and inset stainless steel sink and drainer with mixer tap over. Built-in electric fan assisted oven and grill with four ring gas hob and stainless steel extractor fan over. Integrated fridge-freezer. Space and plumbing for dishwasher. UPVC double glazed windows to the front and rear. Door to the Utility Room.





UTILITY ROOM

Fitted with base and wall mounted units with space and plumbing for washing machine and separate dryer underneath. Gas central heating boiler. Door to rear garden.

LOUNGE

18'0 x 11'2 (5.49m x 3.40m)

Television point. UPVC double glazed window to the front elevation. UPVC double glazed French doors to the rear garden.



CLOAKROOM

W.C. and wash hand basin. Central heating radiator.





FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation. Airing cupboard. Doors to bedroom and bathroom accommodation.

BEDROOM 1

13'0 x 10'9 (3.96m x 3.28m)

Built-in wardrobes. Central heating radiator. UPVC double glazed window to the front elevation. Door to En-suite Shower Room.

EN SUITE SHOWER ROOM

7'9 x 6'0 (2.36m x 1.83m)

Fitted with a three piece suite comprising: shower cubicle, W.C. and wash hand basin. Vertical heated towel rail. UPVC double glazed obscure glass window to the front elevation.





BEDROOM 2

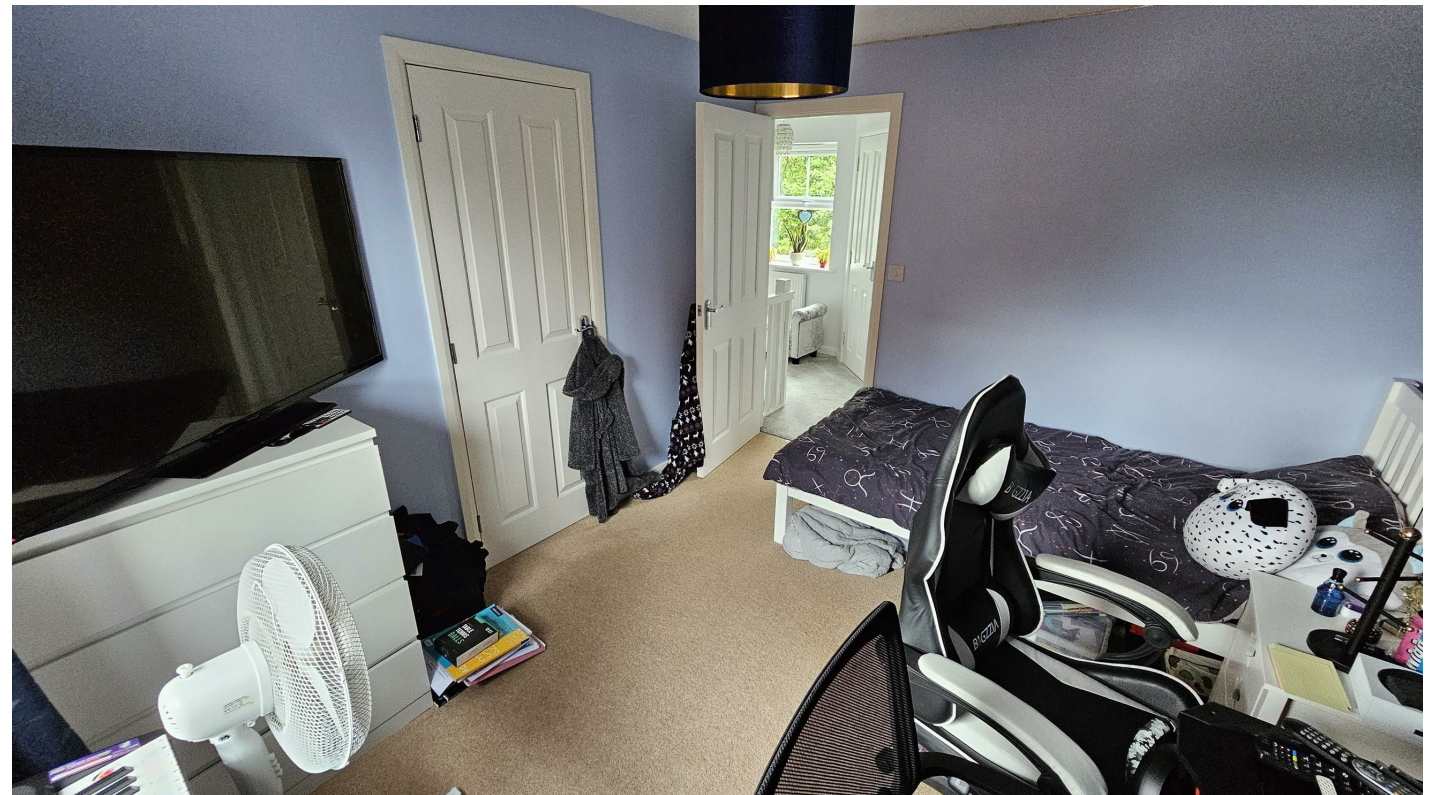
12'6 x 9'8 (3.81m x 2.95m)
UPVC double glazed window to the front elevation.
Central heating radiator.

BEDROOM 3

9'6 x 8'3 (2.90m x 2.51m)
UPVC double glazed window to the rear elevation.
Central heating radiator.

BATHROOM

Fitted with a three piece suite comprising: W.C., wash hand basin and panel bath with shower over. Tiling to half height. Vertical heated towel rail. UPVC double glazed obscure glass window to the rear elevation.





OUTSIDE

To the side of the property is a wide driveway providing ample parking for 3 vehicles and leading to the GARAGE with up and over door. To the rear of the property is a fully enclosed lawned garden with fencing borders – secure for children to play in - and a large patio are that is ideal for those who enjoy al fresco dining during those balmy summer evenings. A gate leads out to the extensive grounds of Newton and a 1 minute walk takes you to the children's play area.





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!



01949 87 86 85



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

hh Hammond Property Services

SOLD

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!! →

hh Hammond Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

© 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!