

FOR SALE

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**2 THE FOXGLOVES, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8TT**

£370,000

2 THE FOXGLOVES, BINGHAM, NOTTINGHAMSHIRE NG13 8TT

A real gem for the enthusiast looking for a project! The best way to describe this very sensibly priced detached family home. At this price, you can run wild with your imagination to create a beautiful family home with your own choice of colour schemes, extended kitchen, bathroom etc... with similar properties (in immaculate condition) selling at the £440,000 or £450,000 figure, the asking price we have set ,of only £370,000, allows you plenty of scope!

The gas centrally heated and double glazed accommodation is well complemented by an equally attractive, mature and larger than expected rear garden with plenty of space, privacy and sunshine.

For those with children, close by is the well-regarded Toothill School - there are no excuses for being late for morning Registration!

The Foxgloves is a quiet cul-de-sac and is around twenty minutes' walk from the shops within Bingham Market Place where you will find a regular bus service to Nottingham City Centre.

With many sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long... a house with lots of potential!

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.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub... and there is very easy access to the Linear Walk.



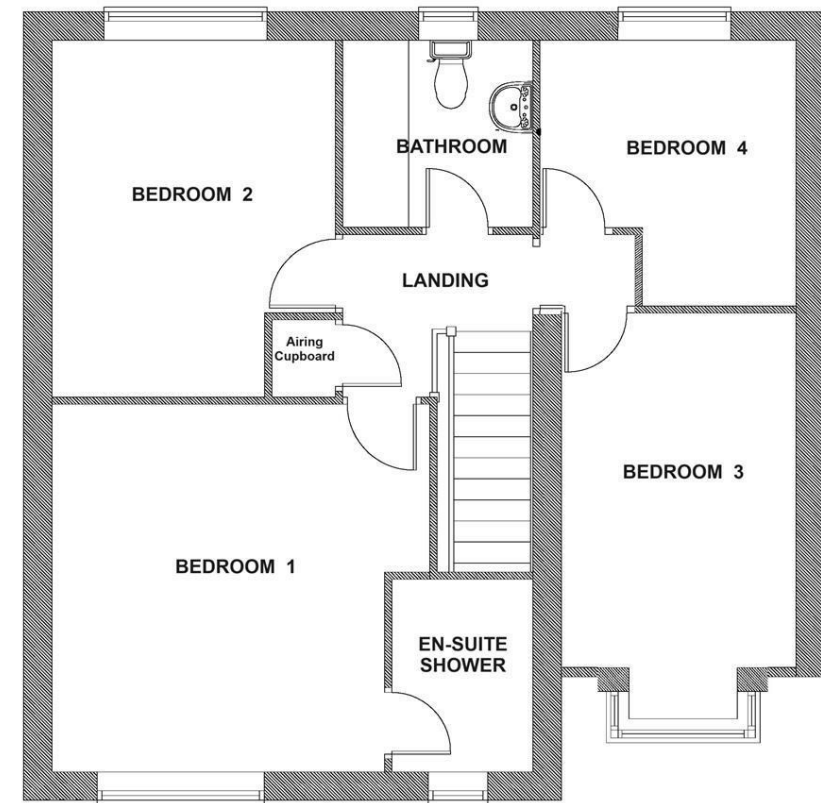
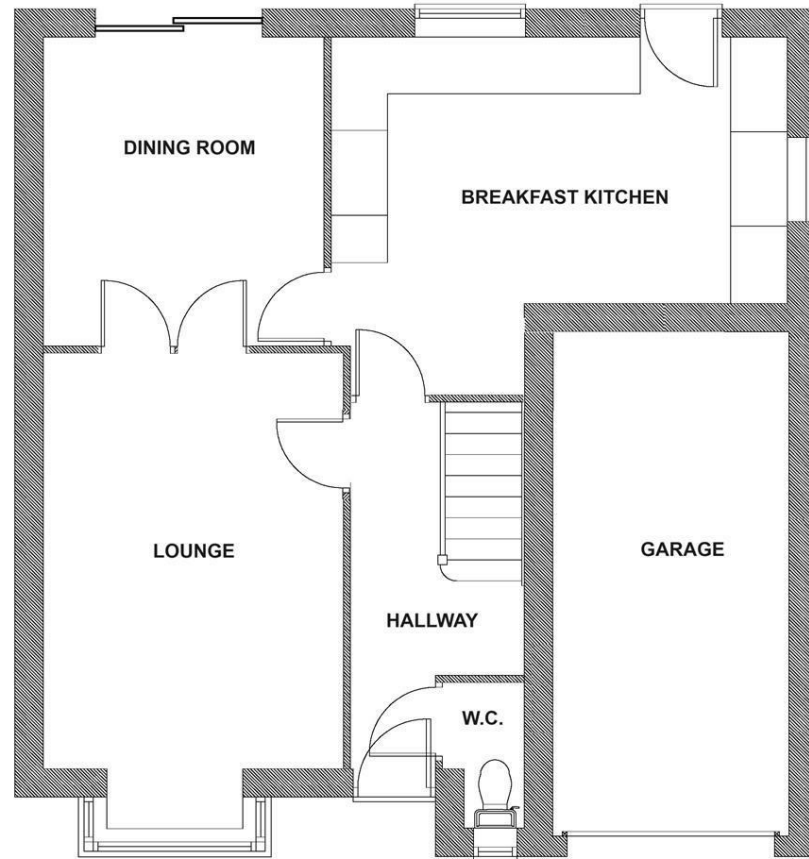
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn fourth right into The Foxgloves, where the property will then be found immediately on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8TT

Council Tax Band E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	





OUTSIDE - REAR

The fully enclosed rear garden is mainly laid to lawn, with very well-stocked borders, extended patio area from the dining area and kitchen with a further sun-trap patio at the head of the garden. Fully enclosed with timber fencing and and plenty of colour throughout, thoughtfully, an outside tap has been provided for those more green-fingered amongst us.





Double glazed entrance door into the

HALLWAY

with a central heating radiator, under stairs storage cupboard and stairs rising to the first floor.

CLOAKROOM

Low flush W.C., wash hand basin, central heating radiator and a double glazed window.

LOUNGE AREA

with a central heating radiator and a double glazed window to the front. A relaxing haven from family life with a contemporary coal-effect gas fire. Double doors lead into the Dining Room





DINING AREA

with a central heating radiator. Double glazed patio doors leading out to the extended patio area of the very sunny garden. Double doors into the Lounge.

POTENTIAL FOR OPEN PLAN LIVING DINING KITCHEN

Now, this could easily be what many are looking for... the open plan feeling of light and space for the growing family and for those who enjoy entertaining with family and friends, by opening up the Kitchen with the Dining Area and the Lounge... hence the asking price being set so sensibly.

KITCHEN AREA

The kitchen area is fitted with a range of wall and base units with work surfaces over incorporating a sink & drainer with mixer tap, built-in double oven, four ring gas hob with extractor fan over, plumbing for a dishwasher and washing machine, integrated fridge and a further run of worktops and units, double glazed windows to the side and rear aspects and an external door leading out to the rear garden.





back to the entrance hallway...

LANDING

loft hatch and an airing cupboard housing the hot water tank and shelving.

BEDROOM 1

13'0 x 11'0 (3.96m x 3.35m)
with a double glazed window to the front and a central heating radiator. Plenty of space within the wardrobe recess.

EN-SUITE SHOWER ROOM

with a shower enclosure, low flush W.C., wash hand basin, wood effect flooring and a double glazed window to the front aspect.





BEDROOM 2

12'0 x 9'8 (3.66m x 2.95m)
with a central heating radiator and a double glazed window overlooking the colourful and well-stocked rear garden. A wide recess for a wardrobe.

FAMILY BATHROOM

with a panelled bath with shower over and screen, low flush W.C., wash hand basin, tiled walls, tiled splashback, and a double glazed window to the rear aspect.





BEDROOM 3

11'0 x 8'0 (3.35m x 2.44m)
with a double glazed window to the front
and a central heating radiator.

BEDROOM 4

9'6 x 9'0 (2.90m x 2.74m)
with a central heating radiator and a double
glazed window overlooking the colourful and
well-stocked rear garden. A wide recess for
a wardrobe.





OUTSIDE - FRONT

To the front of the property is a double width driveway providing off road parking for two vehicles and leading to the GARAGE with up and over door. A lawned garden with mature shrubs and plants. Gated access to the right hand sides leads to the





OUTSIDE - REAR

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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!

