

**FOR SALE**

**01949 87 86 85**

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**18 CROFT RISE, EAST BRIDGFORD, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8PS**

**£289,950**

## 18 CROFT RISE, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8PS

There can only be one lucky purchaser for this well proportioned and extended 3 bedroomed home located within a very popular cul de sac – make sure it's you!

The gas centrally heated interior provides ideal living for families, professional couples, retired executives seeking a home in this most sought after village location. The pleasant interior is well complemented by an easily managed and landscaped garden that enjoys plenty of sunshine - perfect for those who enjoy al fresco dining during these balmy summer months.

East Bridgford has long been regarded as one of the best villages in the area. It benefits from an extremely popular village school, village shop/post office, The Reindeer Pub as well as a modern health centre.

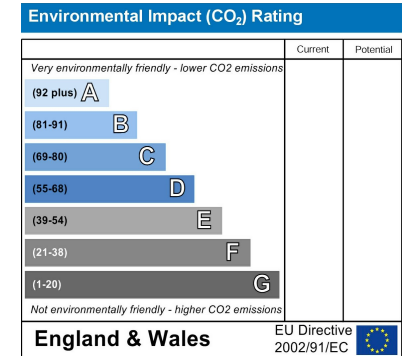
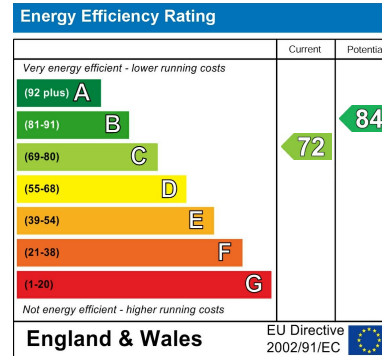
Buyers who are looking for an extended home, with a downstairs W.C. and a GARAGE within a block... in a charming village setting, just minutes walk from countryside and yet only five minutes drive of the Market Town of Bingham are going to be hard pressed to find a better value for money home in the area – don't miss it!

East Bridgford is an established Conservation village and is well served by public transport services, shops including post office, hairdresser and newsagent, excellent Primary School with an Ofsted Outstanding Status (and serving Organic Food!) which feeds in to the similarly Outstanding Toot Hill School, a lively local Public House, active Churches, modern health practice, Sports Field and numerous sporting and other clubs and associations. The village enjoys a thriving community with annual Scarecrow Competitions and a very successful annual Village Fete with vintage flypasts!

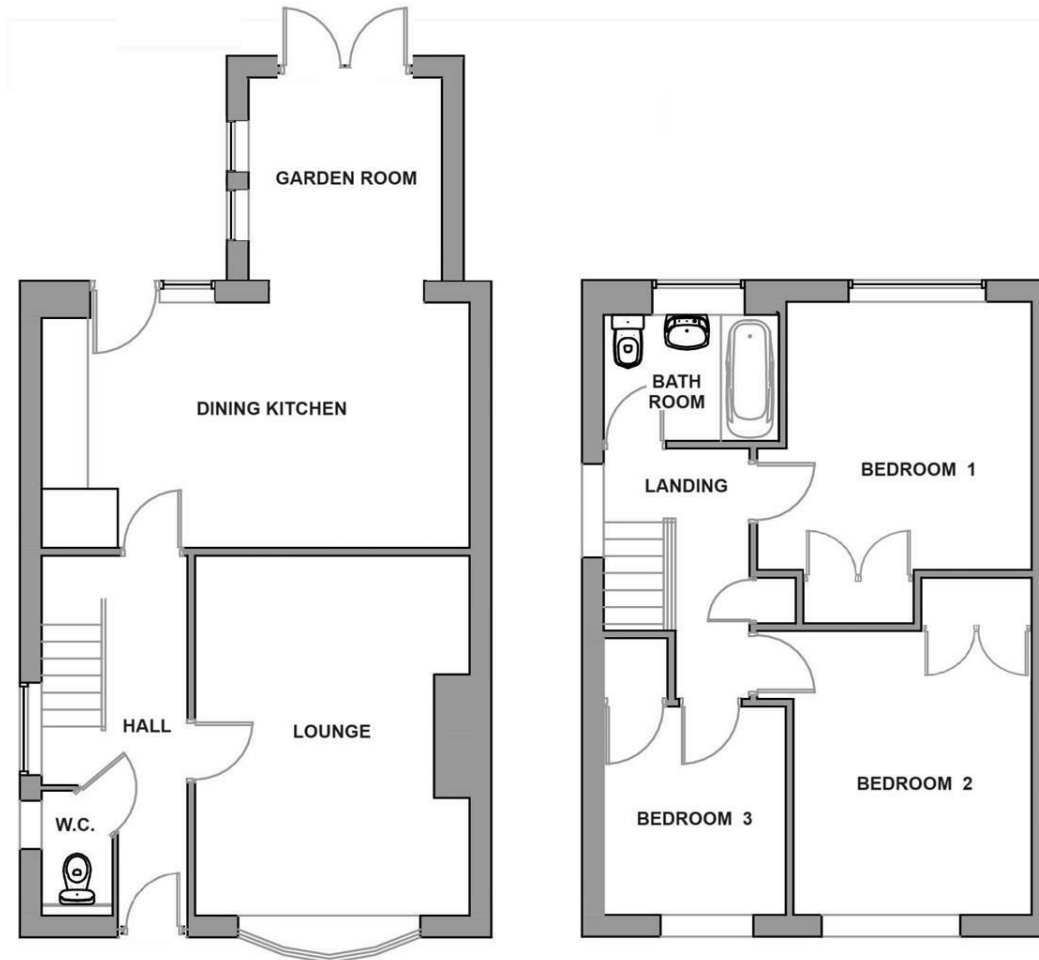


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. Passing the new Leisure & Community Centre centre on your right, continue ahead at the first island until reaching the large traffic island take the 3rd exit onto the old A46 as directed to East Bridgford and Car Colston. Passing the Garden Centre on the left, turn next left as directed to East Bridgford. Proceed into the village passing the health centre on the left as well as the Post Office and General Store. Passing the village pub, The Royal Oak, at the 'T' junction with St. Peter's Church, turn right into Kneeton Road. Continue for 500 yards until turning right into Croft Rise. Park within the communal area and the property will be clearly denoted within the courtyard by the Hammond Property Services For Sale sign.

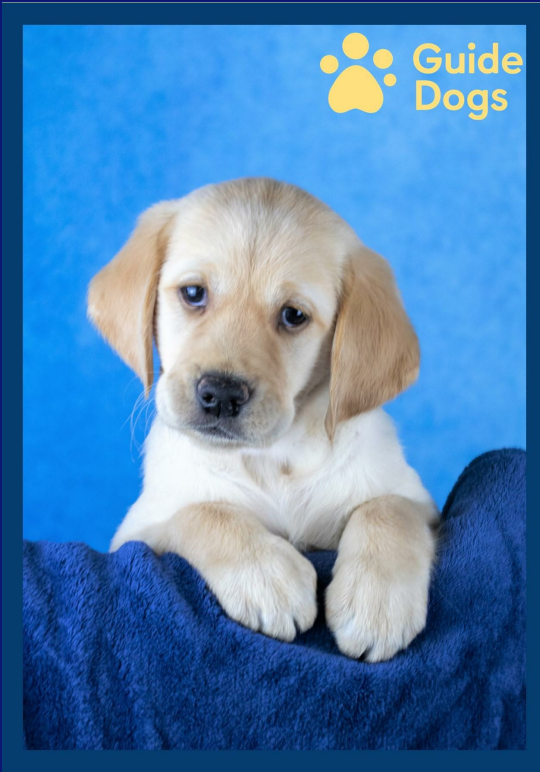
**For Sat Nav use Post Code: NG13 8PS**



**Council Tax Band C**



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.

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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

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Robert Miles Infant School



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Double glazed entrance door into the

**HALLWAY**

14'3 x 6'0 (4.34m x 1.83m)

with a spindle balustrade staircase, wood effect flooring, central heating radiator, UPVC double glazed window to the side and door to

**DINING KITCHEN**

17'9 x 10'6 (5.41m x 3.20m)

Reconfigured from the original layout creating an open plan space which links through into the addition of a pitched roof single storey extension at the rear which combined creates a superb L shaped everyday living / entertaining space with access out into the rear garden.





To the kitchen is a range of wall, base and drawer units, butcher's block preparation surfaces, inset stainless steel sink and drainer unit, space for free standing electric cooker with chimney hood over, plumbing for washing machine, integrated dishwasher, further space for under counter appliances. The kitchen has ample room for a dining area and tiled flooring, UPVC double glazed window and exterior door. A large open doorway leads through into

#### **GARDEN ROOM**

9'3 x 8'6 (2.82m x 2.59m)

An excellent addition to the property providing further versatile reception space, the focal point of the room is a solid fuel stove on a raised plinth with exposed flue leading up to a vaulted ceiling with inset skylights, additional windows at the side and double glazed double doors at the rear and a continuation of the tiled floor.





### **LOUNGE**

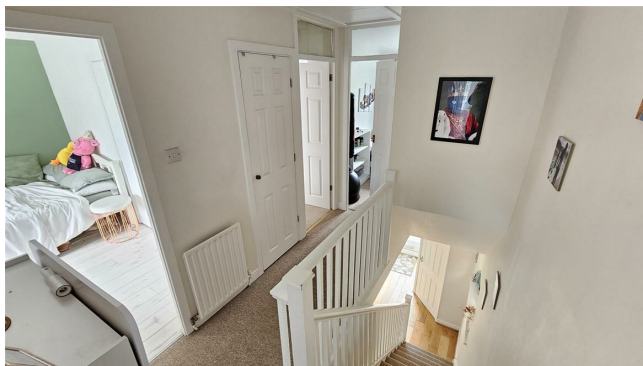
15'3 x 11'6 (4.65m x 3.51m)

A light and airy reception room with a westerly aspect into a central courtyard to the front, chimney breast with feature pine fire surround and mantle, stone hearth and back with inset feature fire, alcoves to either side with shelving and storage cupboards, continuation of the wood effect flooring, central heating radiator, UPVC double glazed bow window to the front.

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

with a low flush W.C., wall mounted wash basin, continuation of the wood effect flooring, a central heating radiator, UPVC double glazed window to the front.





### **LANDING**

with a built-in airing cupboard, access to loft space and doors to

### **BEDROOM 1**

12'0 x 10'0 (3.66m x 3.05m)

with a central heating radiator and a double glazed window overlooking the rear. Built-in double wardrobe.

### **BATHROOM**

consisting of a panelled bath with traditional style mixer tap and integrated shower handset, additional wall mounted electric shower, low flush W.C., pedestal wash basin, tiled splashbacks, central heating radiator and UPVC double glazed window to the rear.







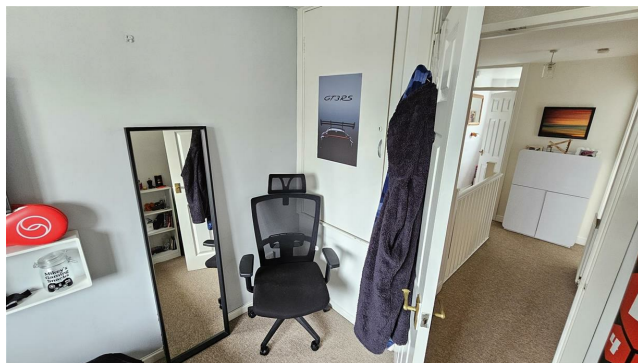
**BEDROOM 2**

11'4 x 11'3 (3.45m x 3.43m)  
with a central heating radiator and a double  
glazed window overlooking the front. Built-in  
double wardrobe.



**BEDROOM 3**

9'0 x 7'9 (2.74m x 2.36m)  
with a central heating radiator and a double  
glazed window overlooking the front. Built-in  
overstairs cupboard.





### **OUTSIDE - FRONT**

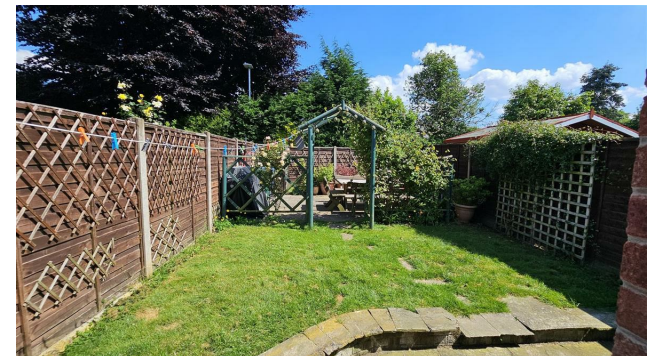
The property occupies a pleasant position tucked away within a courtyard setting that overlooks a hard landscaped central area with both lawn and established trees. The house is set back behind a walled frontage with paved pathway, lawn and borders.





### **OUTSIDE - REAR**

The rear garden is bordered by panelled fencing with a paved terrace linking back into both the garden room and kitchen. A lawn and further paved terrace at the foot of the garden is screened by timber trellis and a courtesy gate links onto a pathway at the rear allowing access for bins etc. and leading to a nearby garage block, within which, Number 18 has a single garage with an up and over door. There is additional communal parking available in the cul de sac.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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