

**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)



**53 CHARLOCK GARDENS, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8UH**

**£269,950**



## 53 CHARLOCK GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8UH

First class home! – this delightful semi detached home is located towards the head of a much requested cul de sac within this ever popular development, where demand constantly outstrips supply. For those looking for a quieter position and setting... this one could be it!

The beautifully kept and stylish interior enjoys both gas centrally heating and double glazed and provides well proportioned living space absolutely tailor made for professional couples or young families.

To the fore of the property is a landscaped garden featuring mature shrubs and trees providing plenty of privacy. Adjacent to this is the driveway providing ample room for two car standing spaces and a gated access to the rear garden.

To the rear is a much larger than expected and very private landscaped garden with a very large patio area which is quarry tiled with a mosaic design reminiscent of a Mediterranean courtyard. The extended and colourful patio area is perfect for those who enjoy private al fresco dining with friends and family. The garden continues to a spacious gravelled area for ease of maintenance with both a BBQ area as well as the perfect location for a swing seat and those contemplative moments.

If the local education system is important to you, the property is located within a very short walk of Toothill School (no excuse for being late for Morning Registration!) and also a stroll of both Robert Miles whilst also within the catchment area of Carnarvon School.

Bingham is on the edge of the 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! 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 and a library.

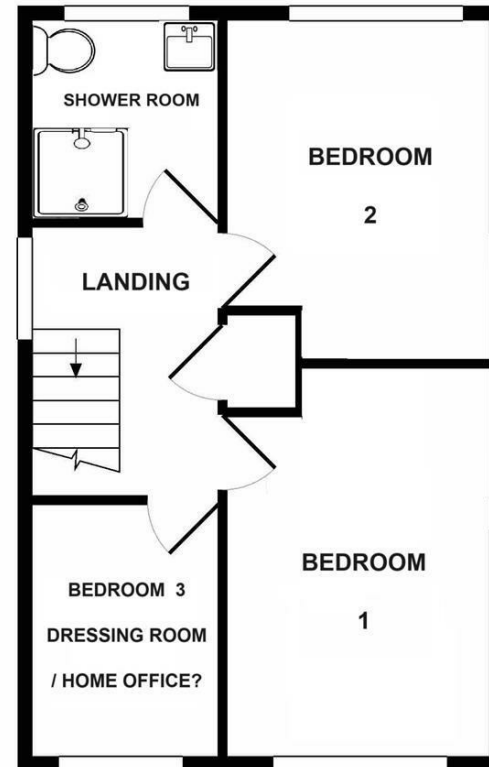
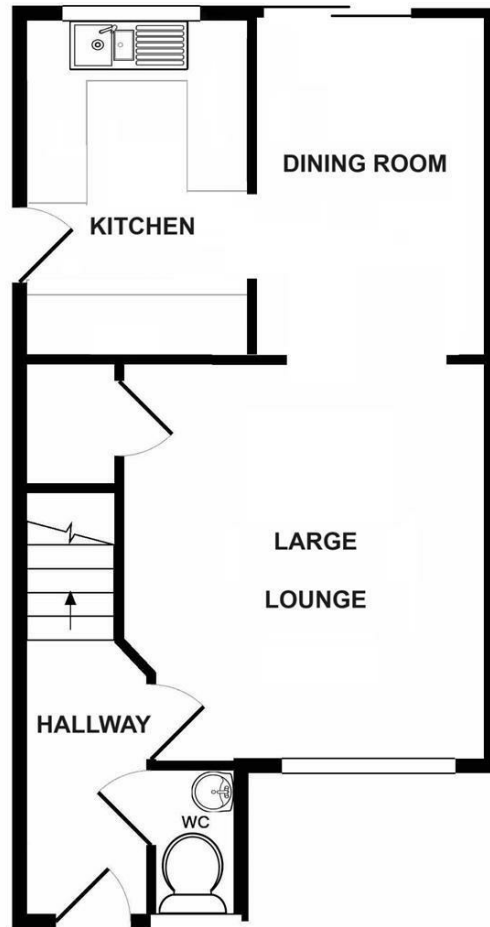
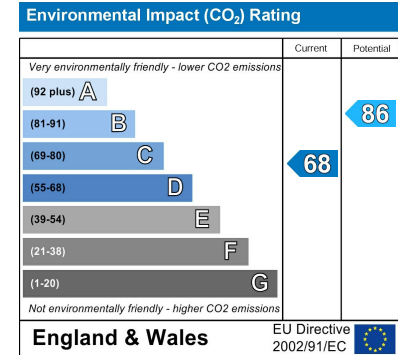
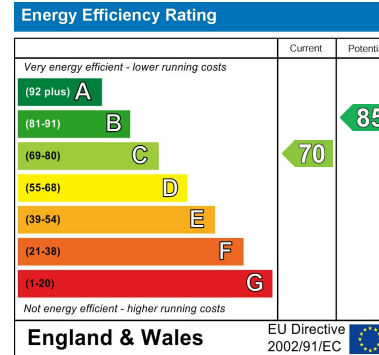


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Charlock Gardens will then be found as the next turning on the right hand side. Turn right into Charlock Gardens. Follow the road round to the right where this particular property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale board.

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

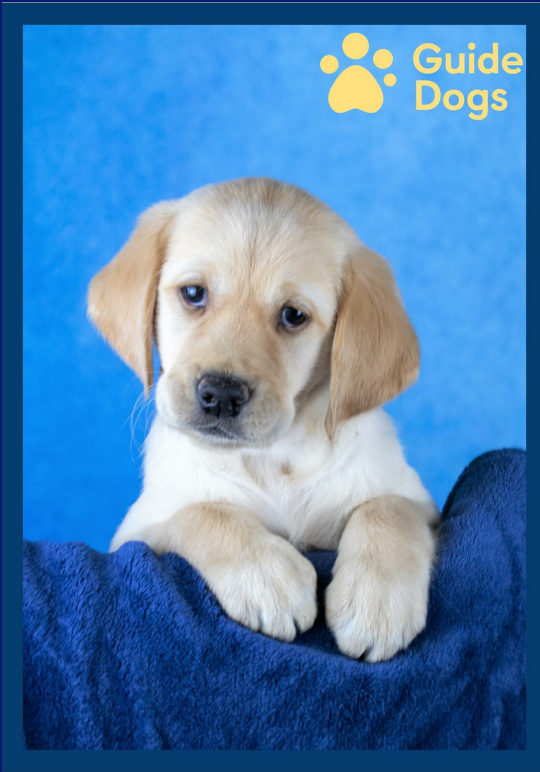
**Council Tax Band**

**B**





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  
**OnTheMarket.com**



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.

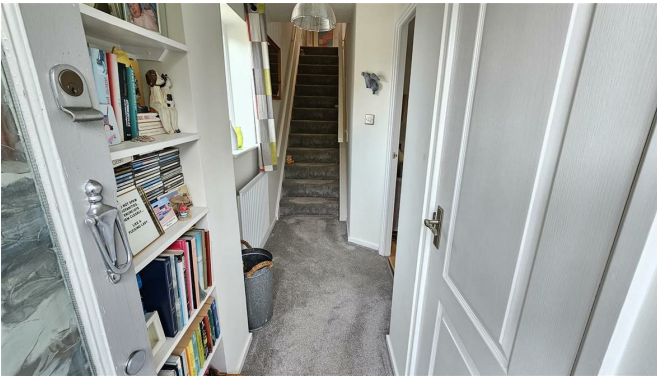
## BINGHAM'S COMMUNITY ESTATE AGENT

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



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





Half glazed entrance door into the

**HALLWAY**

with stairs to the first floor. A double glazed window and a central heating radiator.

**CLOAKROOM**

with low flush W.C. and wash hand basin. Central heating radiator. Double glazed window.

**LOUNGE**

13'4 x 12'6 (4.06m x 3.81m)

Double glazed window to the front and two central heating radiators. Useful under-stairs storage cupboard. Feature fireplace. Laminate flooring that has been well maintained and looks like it was laid yesterday!







**DINING AREA**

11'0 x 7'6 (3.35m x 2.29m)  
with a continuation of the flooring. A  
double glazed patio door leading to the  
extended patio area. A central heating  
radiator and door to the







### **KITCHEN**

10'9 x 8'0 (3.28m x 2.44m)

with work surfaces to four sides with drawers and cupboards under. One and a half bowl sink unit and drainer. Wall mounted cupboard units. Double glazed window overlooking the extended patio area and a double glazed door to the side. Plumbing for an automatic washing machine. Tiled floor. Further work surface with drawers and cupboards under. Four ring gas hob with electric oven under and an extractor fan over.







**LANDING**

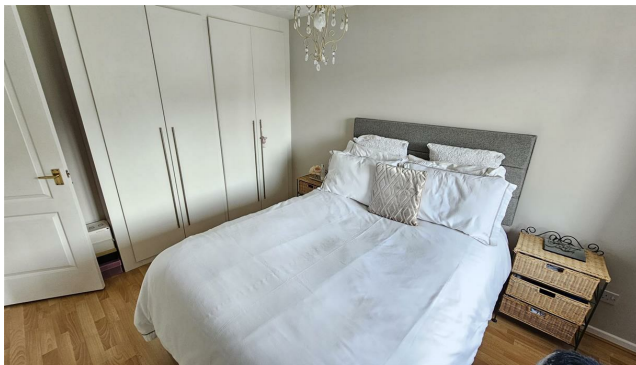
with double glazed window to the side. Access to the loft space. Airing cupboard with plenty of storage.

**BEDROOM 1**

13'6 x 9'4 (4.11m x 2.84m) with a double glazed window to the front and a central heating radiator. Laminate flooring and plenty of wardrobe space.

**SHOWER ROOM**

Fitted with a corner shower enclosure, wall mounted wash hand basin, low level W.C., wood effect flooring and double glazed window to the rear elevation. A feature chrome towel 'ladder' radiator,







**BEDROOM 2**

11'0 x 8'9 (3.35m x 2.67m)  
with a double glazed window to the rear and a central heating radiator. Built-in wardrobes and laminate flooring.

**BEDROOM 3 / DRESSING ROOM / HOME OFFICE**

9'6 x 6'2 (2.90m x 1.88m)  
with a double glazed window to the front and a central heating radiator. Laminate flooring.







**OUTSIDE - FRONT**

To the fore of the property is a landscaped garden featuring mature shrubs and trees providing plenty of privacy. Adjacent to this is the driveway providing ample room for two car standing spaces and a gated access to the rear garden.



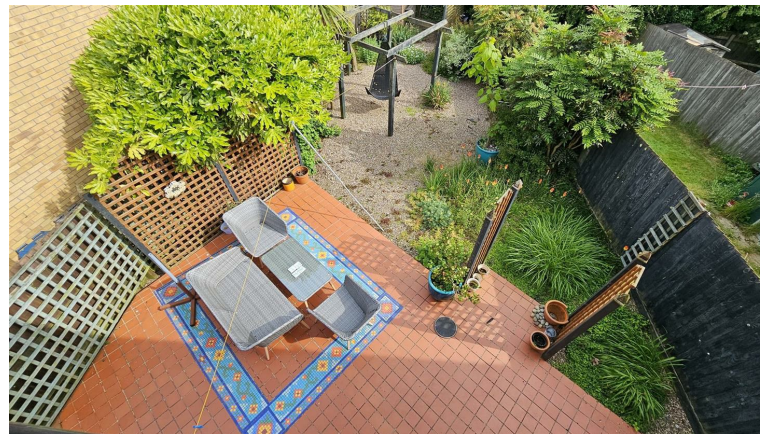




### **OUTSIDE - REAR**

To the rear is a much larger than expected and very private landscaped garden with a very large patio area which is quarry tiled with a mosaic design reminiscent of a Mediterranean courtyard. This area is fully enclosed by timber fencing with a garden shed at the head of the garden. An outside tap has been thoughtfully fitted to the kitchen wall.

The extended and colourful patio area is perfect for those who enjoy private al fresco dining with friends and family. The garden continues to a spacious gravelled area for ease of maintenance with both a BBQ area as well as the perfect location for a swing seat and those contemplative moments.







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!