

FOR SALE

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**55 CONEYGREY SPINNEY, FLINTHAM, NEWARK,
NOTTINGHAMSHIRE NG23 5LN**

£295,000

55 CONEYGREY SPINNEY, FLINTHAM, NOTTINGHAMSHIRE NG23 5LN

A well presented and much extended & improved three bedroom semi-detached home located in the heart of this popular and sought after development. Enjoying a pleasant position with a southerly facing and very private rear garden overlooking adjoining fields and an open grassed area to the front, Number 55 is only ten minutes away from the busy Market Town of Bingham with its fantastic range of shops and amenities.

The conversion of the previous GARAGE now creates a utility area, downstairs W.C. and an additional Reception Room / Snug (or home office?). To the first floor are three double bedrooms, a large family bath and shower room with a separate shower room for those requiring plenty of washing facilities in the morning rush!

The property also benefits from ample off road parking to the front and one of the quietest positions being located towards the end of the Close; with very little passing traffic.

Flintham is a thriving village with community shop and museum, there is a highly regarded primary school and the very welcoming Boot & Shoe public house. Located just off the much improved and now quieter A46, midway between the well-served market towns of Newark and Bingham.

Within the Centre of the Town is Bingham Market Place with its range of shops and Toothill Schools which is also extremely popular and highly regarded due to the Ofsted reports.

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.

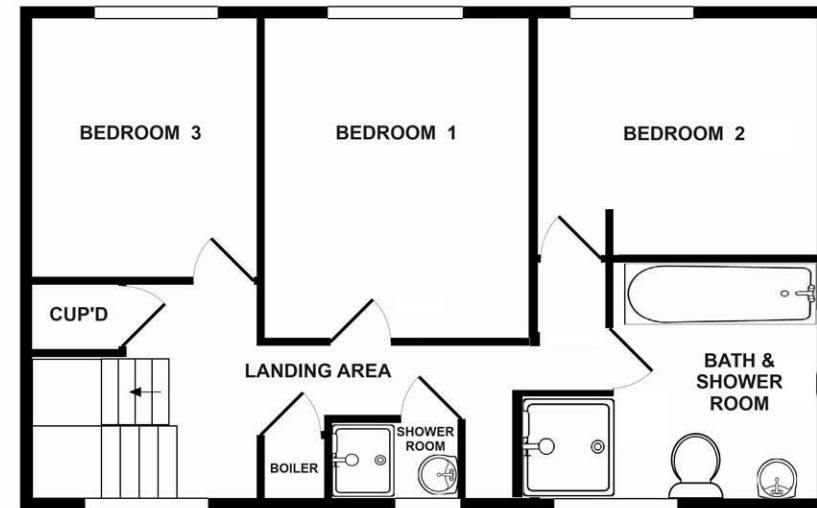
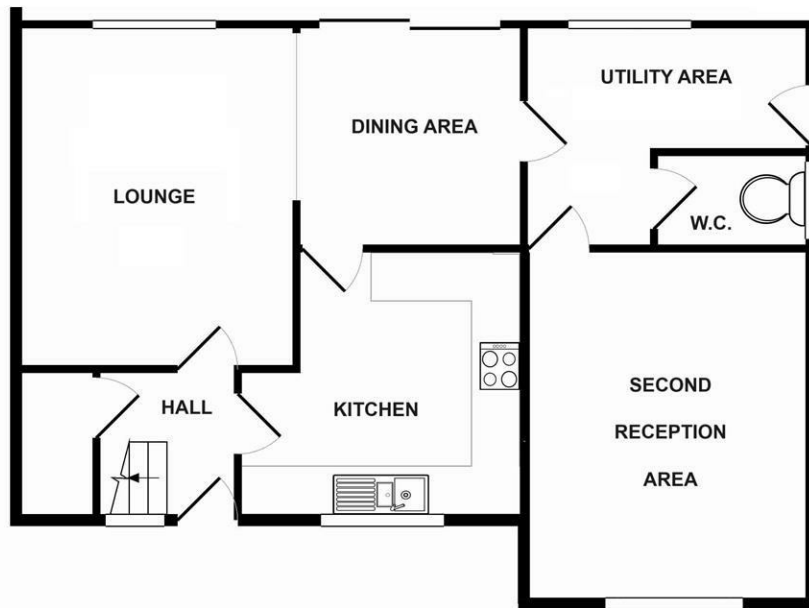
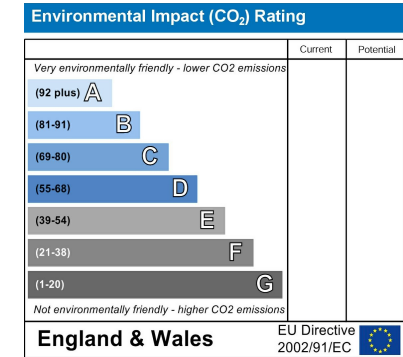
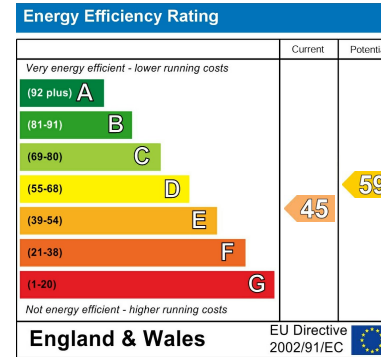


DIRECTIONAL NOTE Leaving Bingham Market Place via Newgate Street, travelling down Kirkhill and out to the Margidunum roundabout, take the second exit as signposted The North (A1) and Newark (A46) and then, at the next roundabout, take the third exit onto the A46 towards Newark. Continue along here for several miles leaving the dual carriageway as signposted for Flintham and Syerston. At the 'T' Junction turn left and pass the entrance to RAF Syerston and the road becomes Coney Grey Spinney. Continue along this road and the property is clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG23 5LN

Council Tax Band

A





Half glazed entrance door into the

HALLWAY

with turning staircase rising to the first floor, central heating radiator, under-stairs storage cupboard, double glazed window to the front elevation. Doors to kitchen and lounge.

LOUNGE

15'0 x 11'0 (4.57m x 3.35m)

Minster style feature fireplace and a central heating radiator. Open plan to the dining area and a double glazed patio door leading to the very private rear garden. A continuation of the wood effect flooring.

DINING AREA

9'0 x 8'0 (2.74m x 2.44m)

with central heating radiator and a double glazed window to the rear. The dining area is open plan to the lounge area and there is a continuation of the wood effect flooring.





KITCHEN

11'0 x 9'0 (3.35m x 2.74m)

Work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Gas hob with cooker hood and light over with a separate double electric oven. Complimentary tiling. Double glazed window to the front elevation. Space for a dishwasher and an tall fridge freezer.

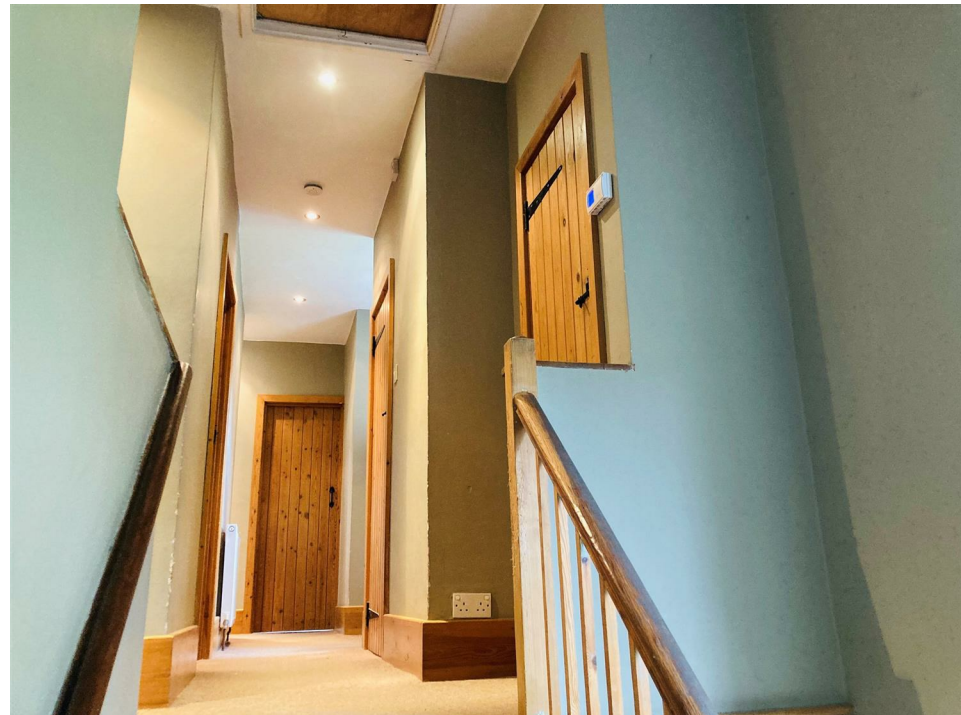
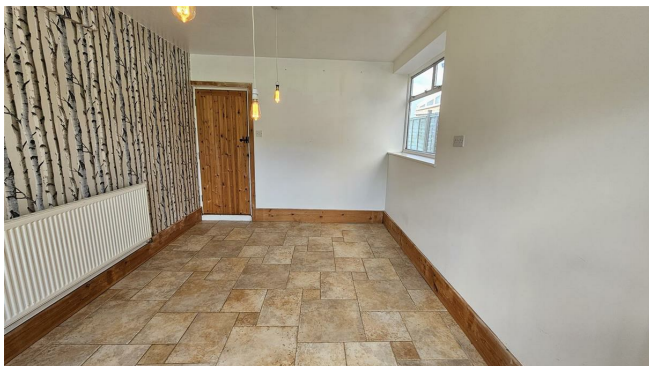
UTILITY ROOM

with the utility area having plumbing for automatic washing machine, a panelled door to the side elevation. Wood effect flooring.

SECOND LOUNGE AREA / SNUG

18'0 x 8'6 (5.49m x 2.59m)

Created from the conversion of the original GARAGE with a central heating radiator and double glazed windows to the front and side elevations.





DOWNSTAIRS W.C.

The cloakroom area has a white low flush W.C., laminate floor and a double glazed window to the side elevation.

FIRST FLOOR LANDING

UPVC double glazed window to front elevation and loft access hatch. Very useful large storage cupboard and a separate boiler cupboard.

BEDROOM ONE

12'6 x 10'6 (3.81m x 3.20m)

UPVC double glazed window to rear elevation with open views and a central heating radiator. Panelled wall.



FAMILY BATH & SHOWER ROOM

Fitted with a panelled and double ended bath with block mixer tap, a pedestal wash hand basin, low level flush W.C. and a separate shower enclosure. A double glazed window to the rear elevation overlooking the wonderful views and there is a central heating radiator.





BEDROOM TWO

12'6 x 8'3 (3.81m x 2.51m)

UPVC double glazed window to rear elevation with open views and a central heating radiator. A useful wardrobe recess with double cupboards over.

BEDROOM THREE

9'0 x 8'0 (2.74m x 2.44m)

UPVC double glazed window to front elevation and a central heating radiator.

SHOWER ROOM

This fully tiled room has a walk-in shower area with a folding glass screen, a towel radiator, wash hand basin and a UPVC double glazed window to the front.



THE VIEW TO THE REAR ACROSS ADJOINING FIELDS



OUTSIDE - FRONT & REAR

To the front of the property there is a lawned garden with driveway and open views across the spacious grassed area - a wonderful haven. To the rear is a south-facing and very private garden with views over adjoining countryside.

OUTSIDE - REAR

Fully enclosed and southerly facing sunny garden with both hedging and fencing. There is a patio area accessed from the lounge, a large lawned garden area and open views across the neighbouring fields... the perfect haven for those who enjoy al fresco dining during those balmy summer evenings.

