

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**22 CAMPION WAY, BINGHAM,
NOTTINGHAMSHIRE NG13 8TR**

£549,000

22 CAMPION WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8TR

If you are seeking a sensibly priced home of space, style and privacy... with the benefit of the very private and sunny rear garden, within this prestigious David Wilson development, for under £550,000, then look no further than this one.

With a double garage to the front, there is plenty of space for the family bits and pieces and an extensive corner plot ensures privacy, all day long. A perfectly positioned garden room / conservatory overlooks the garden and this very spacious home has also benefited from recently upgraded bathroom and en-suite shower.

The maturity of the well-stocked rear garden is a credit to the current owners and their attention to detail and creativity. A vast array of shrubs and plants ensure both colour and texture throughout with numerous vantage points cleverly placed as the sunshine makes its way around the garden. From the early morning breakfast coffee, the mid morning cuppa, the lunchtime snack, afternoon tea, al fresco dinner... to the last drops of Merlot at the end of a long day... a wonderful haven.

Located towards the end of the cul-de-sac and yet a short stroll to the nearest Bus Stop into Bingham (only 200 yards away) You can walk in, put your furniture down and do nothing!

The property is being offered with the benefit of NO CHAIN to ensure a speedy completion for the right buyer.

The gas centrally heated and double glazed accommodation has been maintained and greatly upgraded by the present occupiers and the interior will suit not only growing young families but also professional couples who have a feeling of space high up on their 'must have' list!



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Proceed through the traffic lights into Nottingham Road. Turn eventually left into Meadowsweet Hill and then left again into Campion Way. Follow the road around to the left and this property will then be found on the right hand side, clearly denoted by our Hammond Property Services For Sale board.

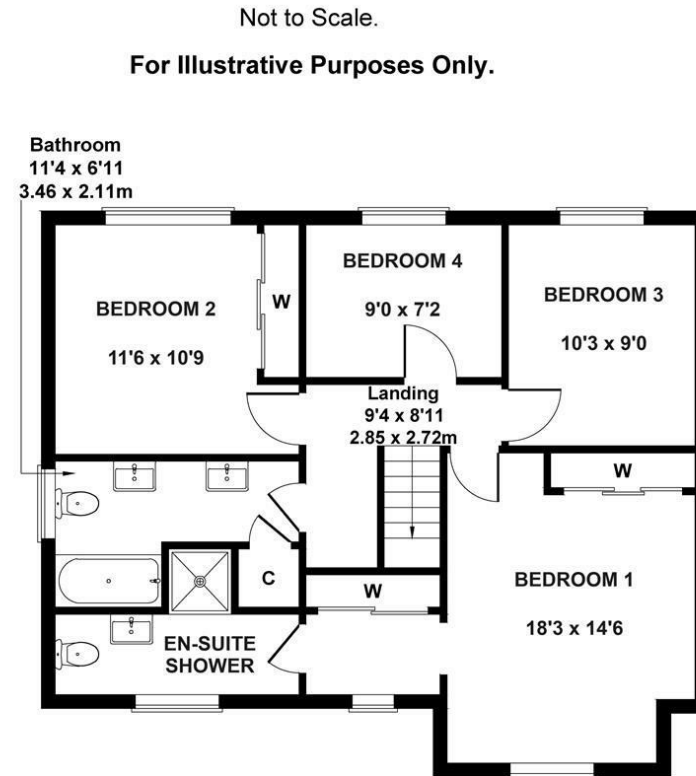
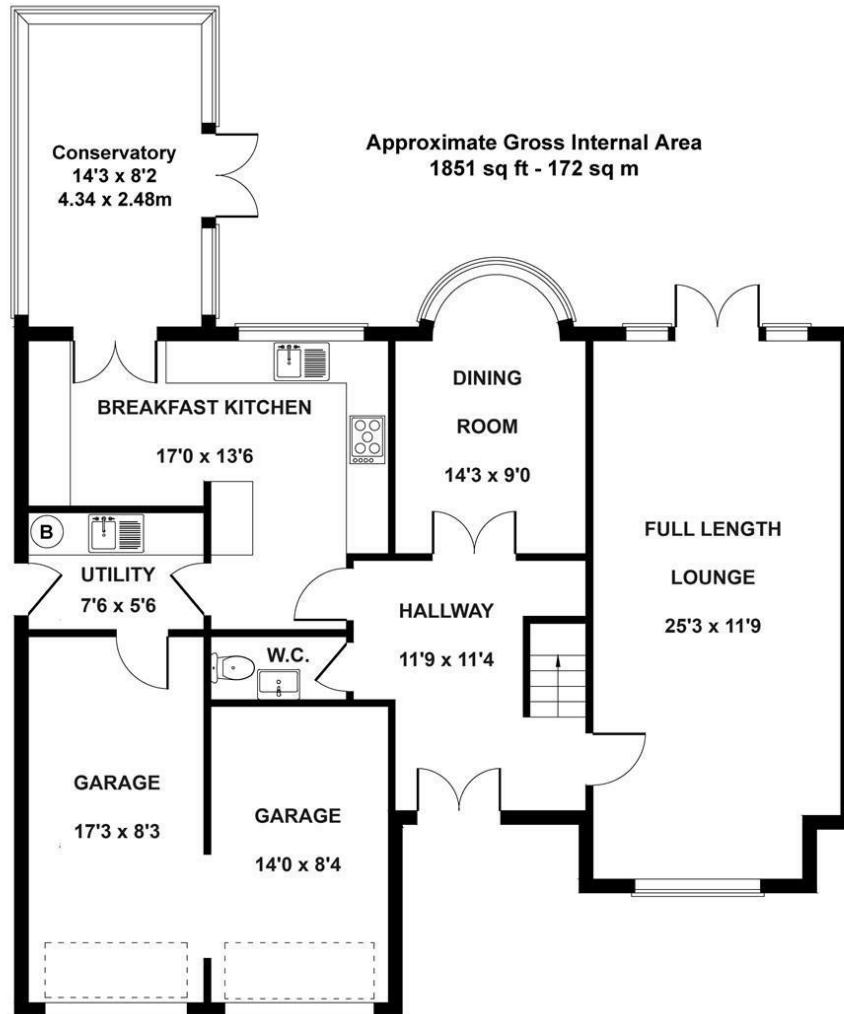
For Sat Nav use Post Code: NG13 8TR

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	





UPVC double glazed double opening front doors into the

RECEPTION HALLWAY

11'9 x 11'4 (3.58m x 3.45m)

A lovely, spacious and welcoming reception area with thick carpet flooring, stairs rising to the first floor with space under and white panel doors to the ground floor rooms.

'L' SHAPED KITCHEN AREA

17'0 x 13'6 (5.18m x 4.11m)

Fitted with a range of base and wall mounted units with granite work surface over, undersink with swan head style mixer tap over, Siemens dishwasher, Rangemaster five ring range with meat plate and double oven and with chimney style extractor fan over, tiling to splash back and preparation areas, fridge cooler drawers, tiled flooring with electric under-floor heating, UPVC double glazed window overlooking the landscaped rear garden, door to the utility room and also double glazed double doors to the Conservatory.





CONSERVATORY

14'3 x 8'2 (4.34m x 2.49m)

Being of UPVC double glazed construction, tile flooring and double glazed double doors leading out to the rear garden.

DINING AREA

14'2 x 9'0 (4.32m x 2.74m)

with a feature UPVC double glazed 'bandstand' window overlooking the rear garden. A central heating radiator.





UTILITY ROOM

7'6 x 5'6 (2.29m x 1.68m)

Continuation of the tiled flooring, UPVC double glazed obscure glass door to the side, space and plumbing for washing machine and dryer. Wall mounted gas fire boiler. Sink with drainer and mixer tap. Central heating radiator and a tall storage cupboard.

CLOAKROOM

A fully tiled room fitted with a two piece suite comprising a low level W.C. with concealed cistern and a wash basin, tiled flooring, chrome towel radiator.



LOUNGE

25'3 x 11'8 (7.70m x 3.56m)

with two central heating radiators, feature fireplace with coal effect gas fire, a UPVC double glazed window to the front elevation and double glazed double doors to the patio area of the very private rear garden.





LANDING

9'4 x 9'0 (2.84m x 2.74m)
with loft access and a ladder.

BEDROOM 1

18'3 x 14'6 (5.56m x 4.42m)
with built-in and mirror fronted wardrobes, double panel radiator, UPVC double glazed window to the front elevation.

DRESSING AREA

with mirror-fronted sliding doors to the double wardrobes.

EN-SUITE SHOWER ROOM

fully tiled and recently upgraded with a three piece white suite comprising a low level W.C. with concealed cistern, a wash basin with double cupboard under and a fully tiled walk in shower cubicle, stainless steel vertical heated towel rail, tiled flooring, wall mounted mirror and a UPVC double glazed obscure glass window to the front elevation.





BEDROOM 2

11'6 x 10'9 (3.51m x 3.28m)
central heating radiator and a UPVC double glazed window to the rear elevation. Mirror-fronted sliding doors to the triple wardrobe.

BEDROOM 3

10'4 x 9'0 (3.15m x 2.74m)
UPVC double glazed window to the rear elevation and a central heating radiator.





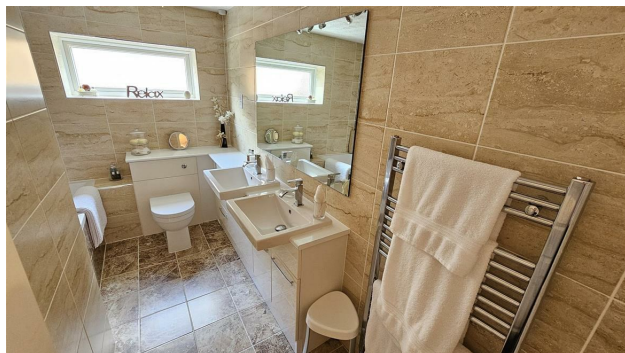
BEDROOM 4

9'0 x 7'2 (2.74m x 2.18m)

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

BOUTIQUE HOTEL QUALITY BATHROOM

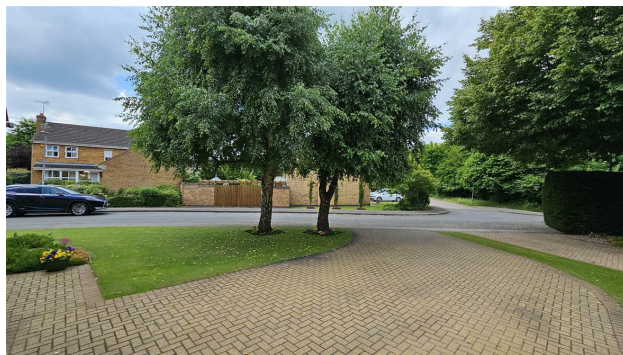
Recently upgraded and fully tiled with a four piece suite comprising a low level W.C. with concealed cistern, his and hers wash basins with cupboards under and mirror over, a panelled bath with block mixer tap and shower over with both handset and rainfall fitments, concertina screen, a UPVC double glazed obscure glass window to the side.





OUTSIDE - FRONT & SIDE

To the front of the property is an extensive and block paved driveway providing off street parking for numerous vehicles and leading to the DOUBLE GARAGE with two up and over doors. There is also a lawned garden with a shaped border and mature trees. The manicured lawn extends to the right hand side due to the nature of the corner plot position. To the left hand side is secure and gated access to the rear.





OUTSIDE - REAR

Immediately to the rear of the property is a fully enclosed and secure private garden having a flagstone patio area ideal for entertaining and alfresco dining during those balmy summer evenings. A shaped lawned garden with mature shrub and heavily planted borders. A raised feature patio area is the ideal vantage point from which to enjoy the last rays of sunshine engulfed with the colour of shrub beds with inset mature trees.





OUTSIDE - REAR

The maturity of the well-stocked rear garden is a credit to the current owners and their attention to detail and creativity. A vast array of shrubs and plants ensure both colour and texture throughout with numerous vantage points cleverly placed as the sunshine makes it way around the garden. From the early morning breakfast coffee, the mid morning cuppa, the lunchtime snack, afternoon tea, al fresco dinner... to the last drops of Merlot at the end of a long day... a wonderful haven.





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!

