

FOR SALE

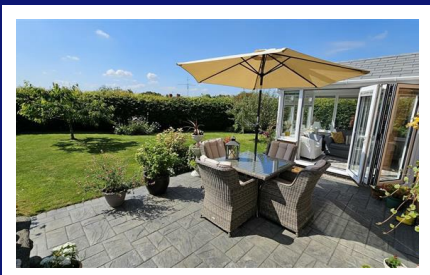
01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**8 APPLETON DRIVE, WYMESWOLD, LOUGHBOROUGH,
LEICESTERSHIRE LE12 6TS**

£425,000

8 APPLETON DRIVE, WYMESWOLD, LEICESTERSHIRE LE12 6TS

Quality, quality and more quality... in a very tranquil setting with a southerly facing and very private rear garden.

The property has been carefully remodelled and refurbished throughout to the highest of standards, with a spacious and welcoming hallway which provides access to all the rooms including an open plan lounge / dining room with engineered oak wood flooring. This light and spacious room has a southerly rear aspect with three windows flooding natural light to all corners, whilst the patio doors lead you to the main feature of the Bungalow... a recent addition to the accommodation, the fabulous Conservatory that everyone is looking for... with bi-fold door. This is the ideal venue for those who enjoy entertaining as it leads you directly outside into the private gardens and the extended patio area that becomes part of the living space!

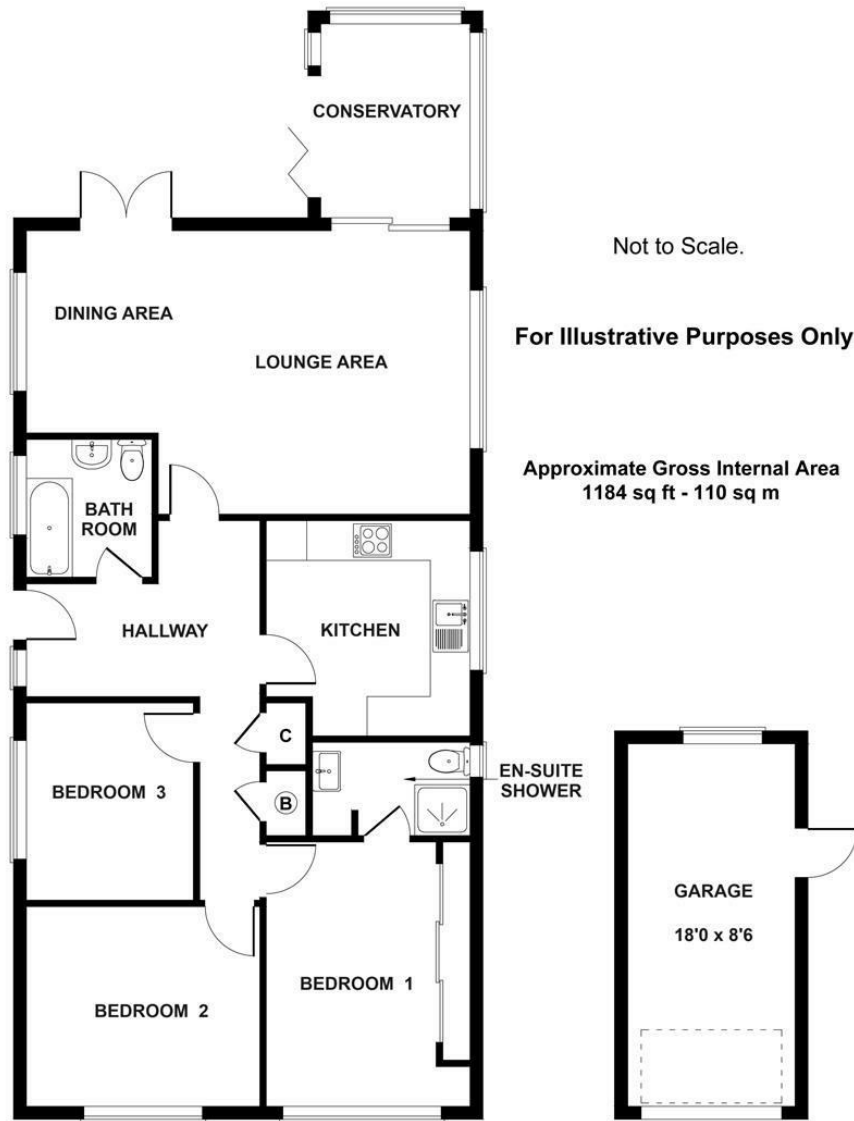
There is a modern kitchen fitted with a comprehensive range of units and wood-grain effect work surfaces incorporating an integral ceramic hob, eye-level double oven and a dishwasher. There is further space for a fridge freezer and washing machine.

The bungalow has three very well-proportioned bedrooms, including a master bedroom with fitted wardrobes with sliding doors, The master bedroom also enjoys its own en-suite shower room which is fitted with a shower enclosure, W.C. and pedestal wash basin. Complementary tiling to the floor and walls and a chrome ladder-style towel radiator complete this room.

In addition is a re-fitted family bathroom which has a white panelled bath, W.C. and pedestal wash hand basin and complementary tiling to the walls.

Outside, the property sits within a pleasant cul-de-sac behind an extensive cobbled-print Prescrete driveway ensuring ease of maintenance. There is space for a several vehicles and access along the side of the bungalow to a detached single garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

D

Gated side access leads you into a lovely rear garden which enjoys a delightful southerly aspect and total privacy. Mainly to lawn with flowering borders, there is an extensive cobbled print patio matching the front driveway which is a perfect spot for alfresco dining.

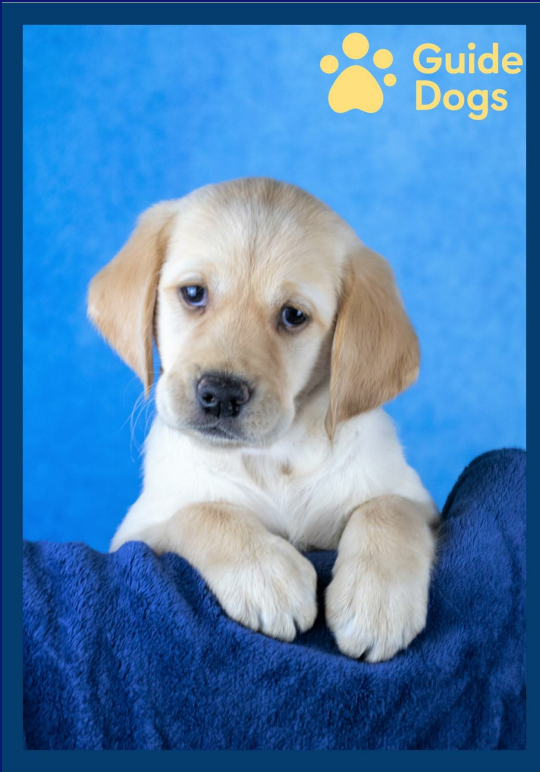
The owners have also created their own Garden Room; the perfect haven from which to view the results of their labours... the manicured lawned garden with plenty of colour from the numerous flower borders and shrubs as well as mature trees providing both colour and texture.

This could easily be used as a Home Office for those who have enjoyed a change in their working pattern and venue... with the sound of bird song replacing traffic and sirens.

Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

Wymeswold is an extremely well serviced and popular village convenient for commuting to the surrounding centres of Nottingham, Loughborough, Melton Mowbray, Derby and Leicester. Wymeswold is also particularly convenient for fast access to East Midlands Airport and A42/M1 intersection at Kegworth with mail line Railway Services at Loughborough and Leicester. The village is unspoilt, with large numbers of attractive cottages/individual properties, old farmsteads and offers typical local facilities including popular pubs, school, church and shops.

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



A leaded uPVC double glazed front door with matching side screen into

RECEPTION HALL

17'0 x 11'6 (5.18m x 3.51m)

with a central heating radiator, access to roof space and engineered oak flooring. A wonderful welcome...

LOUNGE / DINING ROOM

22'0 x 14'0 (6.71m x 4.27m)

with a recessed log-burner effect gas fire (easy to maintain & clean!). two sets of uPVC double glazed patio doors opening into the conservatory and onto the extensive patio area... with matching uPVC double glazed windows to two sides. TV aerial point, two central heating radiators and a continuation of the engineered oak flooring.





CONSERVATORY

9'8 x 7'6 (2.95m x 2.29m)

a recent addition to the accommodation, the fabulous Conservatory that everyone is looking for... with bi-fold doors. This is the ideal venue for those who enjoy entertaining as it leads you directly outside into the private gardens and the extended patio area that becomes part of the living space! Sensibly, an electric heater has been added to ensure all year round use of this room.

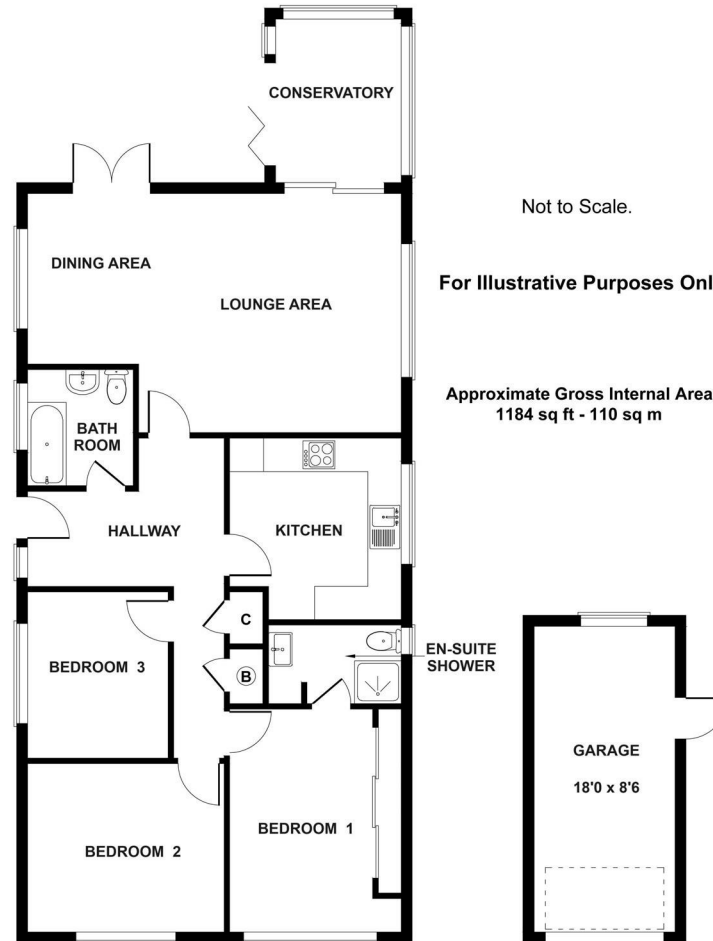




KITCHEN

14'0 x 10'0 (4.27m x 3.05m)

There is a recently re-fitted kitchen with a comprehensive range of units and wood-grain effect work surfaces incorporating an integral ceramic hob, eye-level double oven and a dishwasher. There is further space for a fridge freezer. Wood effect flooring and a central heating radiator.



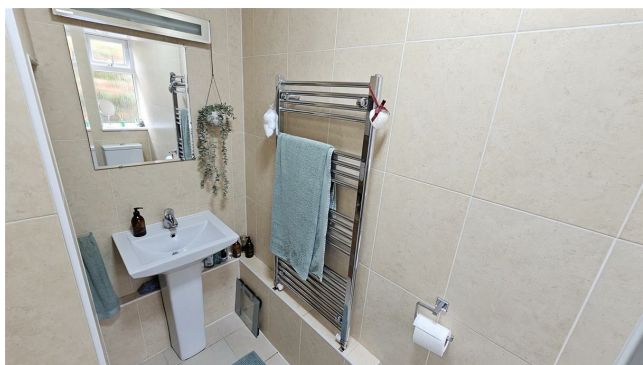
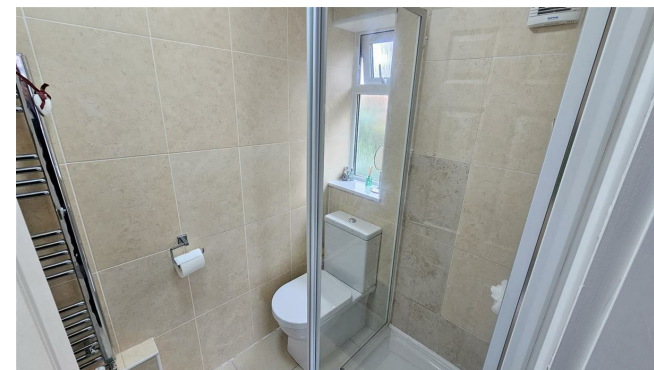


BEDROOM 1

13'9 x 10'3 (4.19m x 3.12m)
with a central heating radiator and uPVC double glazed windows to the front. Fitted wardrobes with sliding doors providing both shelving and hanging.

EN-SUITE SHOWER ROOM

which is fitted with a shower enclosure, W.C. and pedestal wash basin. Complementary tiling to the floor and walls and a chrome ladder-style towel radiator complete this room. A useful set of storage shelves have also been created.





BEDROOM 2

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

with a central heating radiator and uPVC double glazed window to the front.

BEDROOM 3

9'2 x 8'2 (2.79m x 2.49m)

with a central heating radiator and uPVC double glazed window to the side elevation.

BATHROOM

a fully tiled room with a three piece suite comprising panelled bath and screen with shower over, pedestal wash hand basin and low level W.C., central heating towel radiator, uPVC double glazed window to side elevation.





OUTSIDE - FRONT

The Bungalow sits within a pleasant cul-de-sac behind an extensive cobbled-print Prescrete driveway ensuring ease of maintenance. There is space for a several vehicles and access along the side of the bungalow to a detached single garage in which there is both power and light as well as the plumbing for a washing machine.

OUTSIDE - GARDEN ROOM / HOME OFFICE

Gated side access leads you into a lovely rear garden which enjoys a delightful southerly aspect and total privacy.



The owners have also created their own Garden Room; the perfect haven from which to view the results of their labours... the manicured lawned garden with plenty of colour from the numerous flower borders and shrubs as well as mature trees providing both colour and texture.

This could easily be used as a Home Office for those who have enjoyed a change in their working pattern and venue... with the sound of bird song replacing traffic and sirens.





OUTSIDE - REAR

Mainly to lawn with flowering borders, there is an extensive cobbled print patio matching the front driveway which is a perfect spot for alfresco dining. The perfect Bungalow for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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**



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!