

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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Nottinghamshire
NG13 8AR

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

£385,000

5 CAMPION WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8TR

A 5 bed roomed family home at less than £400,000

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- * New wiring * New décor throughout
- * New carpets * New doors, skirtings and architraves
- * Remodelling to create the open plan dining / living kitchen

If you are seeking a sensibly priced five bedroom detached home situated on an extensive corner plot, requiring the cosmetic and remedial improvements above, then this is an ideal home for you or anyone with an eye to detail who would like to put their own stamp on a very spacious home - and is priced to bring about a speedy sale with the added benefit of NO CHAIN and the property is to be bought as seen!

There is the added bonus of open areas to the side and rear which is sure to entice those with an eye to a possible extension in light of the numerous additions to many of the similar properties on this road.

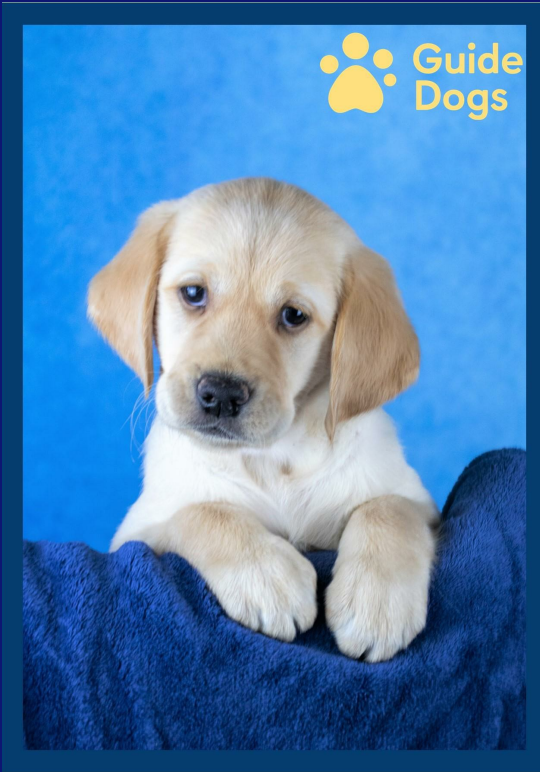
An extensive patio is the perfect venue for those who enjoy al fresco dining during those balmy summer evenings as the rear garden is north westerly facing - perfect for those sun worshippers amongst us! Sensibly, an outside tap has been fitted.

A double garage is approached to the right hand side of the property, to which there is a double width driveway.

Within the Centre of the Town is Bingham Market Place with its range of supermarkets, 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. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.



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



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Hammond Property Services Bingham



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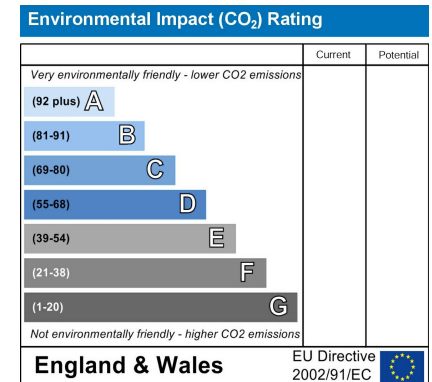
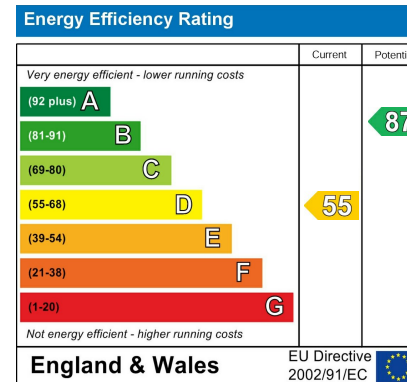


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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 Champion Way and this property will then be found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8TR

Council Tax Band **E**





Double glazed entrance door into the
RECEPTION HALLWAY
with a central heating radiator and stairs
rising to the first floor.

LOUNGE
22'0 x 11'9 (6.71m x 3.58m)
with two central heating radiators and a
double glazed window overlooking the front.
Double glazed patio doors into the





CONSERVATORY

13'4 x 9'4 (4.06m x 2.84m)
with a brick base and double glazed windows. Double glazed door onto the large patio area of the very private rear garden.

DINING ROOM

10'6 x 9'6 (3.20m x 2.90m)
accessed by double doors from the hallway, with a central heating radiator and a double glazed window overlooking the rear garden. Door into the





KITCHEN

with a double glazed window overlooking the front and a central heating radiator. One and a half bowl sink unit and drainer overlooking the rear garden and work surfaces with drawers and cupboards under. A four ring gas hob with extractor hood over. An electric double oven. An open archway into the

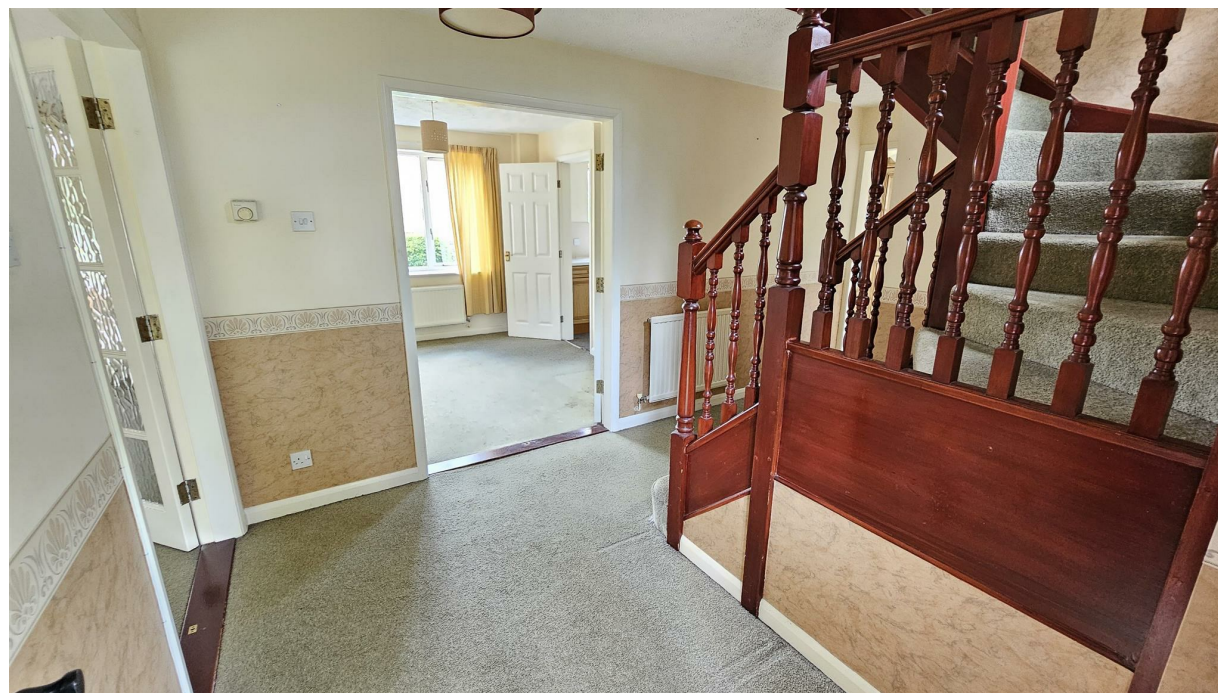
UTILITY ROOM

with work surface and shelving over. Wall mounted gas fired boiler. Plumbing for an automatic washing machine. Double glazed window overlooking the front and a double glazed door to the side elevation. A central heating radiator.

CLOAKROOM / W.C.

with a low flush W.C., a wall mounted wash basin, a central heating radiator and a double glazed window to the front.

From the hallway, a dog-leg staircase rises to the first floor





LANDING

BEDROOM 1

11'8 x 10'6 (3.56m x 3.20m)
with a central heating radiator and a double glazed window overlooking the rear garden. Built-in and mirrored fronted wardrobes.

EN-SUITE SHOWER ROOM

with a double shower enclosure, low level flush W.C., wash hand basin and a central heating towel radiator. Full height tiling and a double glazed window overlooking the rear.





BEDROOM 2

9'8 x 9'6 (2.95m x 2.90m)

with a central heating radiator and a double glazed window overlooking the rear garden.

BEDROOM 3

9'8 x 9'6 (2.95m x 2.90m)

with a central heating radiator and a double glazed window overlooking the front garden.

BEDROOM 4

8'9 x 8'6 (2.67m x 2.59m)

with a central heating radiator and a double glazed window overlooking the rear garden



FAMILY BATHROOM

Fitted with a three piece white suite comprising a low level W.C., pedestal wash basin and panelled bath with shower over and screen, single panel radiator and a double glazed obscure glass window to the rear elevation.

BEDROOM 5 / HOME OFFICE

7'8 x 6'4 (2.34m x 1.93m)

with a central heating radiator and a double glazed window overlooking the rear garden.





OUTSIDE - FRONT

A grassed area to the front is shrouded with mature trees and shrubbery ensuring plenty of privacy. Gated access leads to the rear garden. To the right hand side of the property is a double width driveway providing ample off street parking and leading to the DOUBLE GARAGE, which can also be accessed from the rear garden via another secure garden gate.





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OUTSIDE - REAR

The very private and sunny rear garden is fully enclosed with original boundary walls and mature shrubbery. Sensibly, an outside tap has been thoughtfully provided.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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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**



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to arrange a suitable time for us to call out and to discuss what we do and how we do it!