

FOR SALE

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**COSY COTTAGE OLD FORGE LANE, GRANBY,
NOTTINGHAMSHIRE NG13 9PS**

£335,000

COSY COTTAGE OLD FORGE LANE, GRANBY, NOTTINGHAMSHIRE NG13 9PS

This delightful semi-detached 'cosy' cottage is located in the heart of the very popular village of Granby and has retained many original features and yet has been considerably enhanced with a general scheme of upgrading throughout. The heavily beamed ceilings and flagged stone floors to the ground floor should put this to the top of your viewing list.

The accommodation is situated over two floors and comprises entrance porch, cosy snug area, lounge, kitchen area with wonderful sitting area with a vaulted ceiling creating a wonderful feeling of space which is open plan to the dining area (perfect for those who enjoy entertaining), cloakroom W.C., and a separate utility room. To the first floor there are two double bedrooms and a 3 piece suite bathroom with shower over the bath. The property also benefits from gas central heating - and a wonderful cosy feel.

Unlike many characterful cottages at this price range, this one does benefit from off road parking spaces for two vehicles. There is a courtyard garden to the rear and a further cottage garden to the side and front which is the perfect area for those who enjoy al fresco dining during those balmy summer evenings. There is a useful garden shed and a wood store.

Granby is located within the renowned 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!

The Market Town of Bingham is less than 5 miles away and 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.

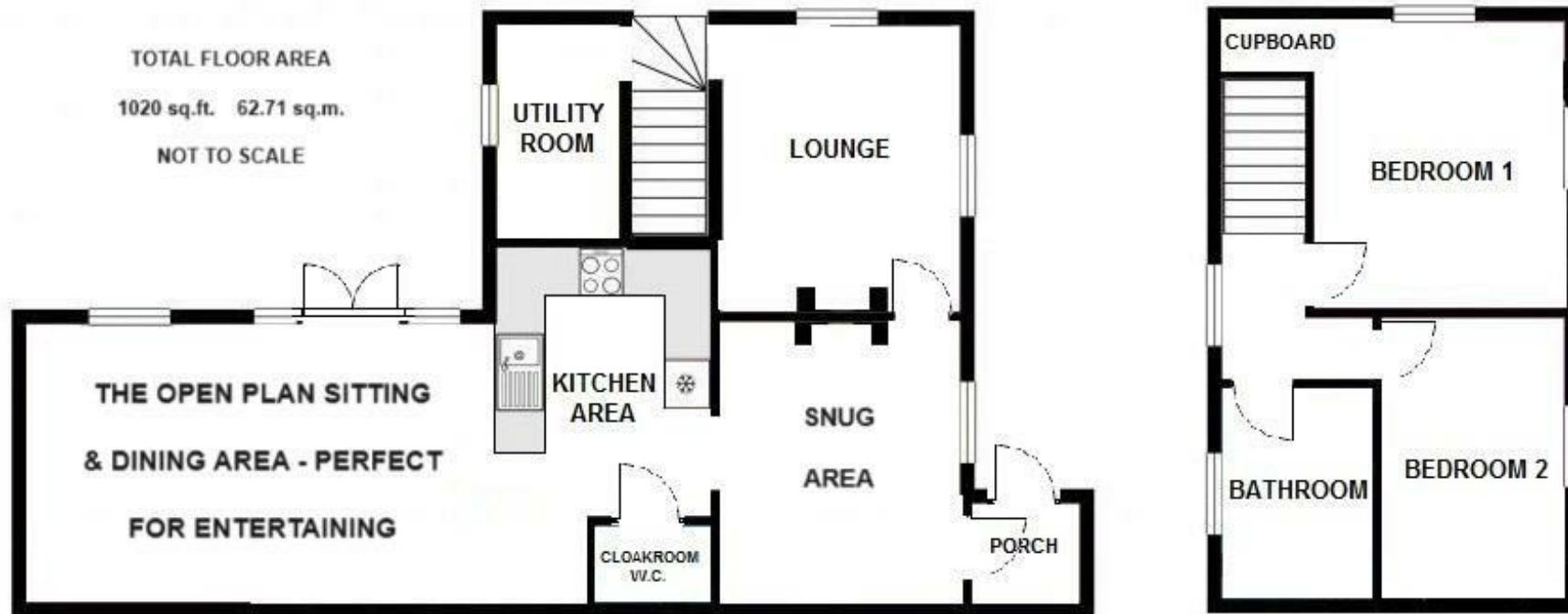
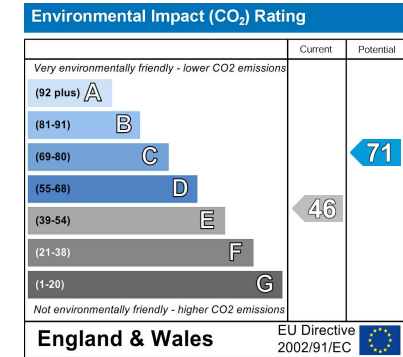
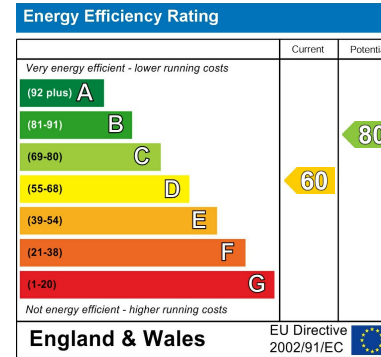


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre and follow the road round to the right passing Fosse Way View Care Home on the right hand side. At the T junction turn left onto the A52. Turn next right as directed to Plungar and Granby. On entering the village you will see a grassed triangle on the right. Continue ahead, passing the bus stop on the left and turn immediately left into Old Forge Lane with Cosy Cottage being found on the left hand side clearly denoted by the Hammond Property Services For Sale sign. Continue just past the cottage, keeping to the left and the parking for the cottage will be found on the left hand side.

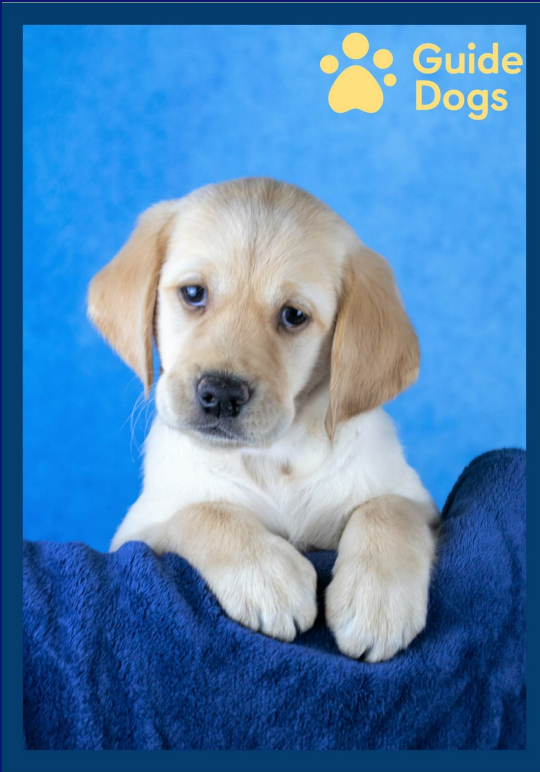
For Sat Nav use Post Code: NG13 9PS

Council Tax Band

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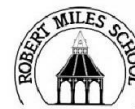
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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



ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email sponsorship@hammondpropertyservices.com



OUTSIDE - FRONT

To the front is a delightful area with grassed area, entrance gate, courtyard garden from which to enjoy the setting sun and the last drops in the bottle of your favourite tippie. Flowering creepers and colourful planters create a typical English cottage appearance - very relaxing!



OUTSIDE - REAR & PARKING

To the rear of Cosy Cottage is a double length gravelled area providing ample parking for two vehicles. A timber gate then leads into the courtyard garden area - perfect for those looking for ease of maintenance and relaxation! To the rear boundary is a further grassed area with mature shrubs creating plenty of greenery.





ENTRANCE HALL

with plenty of room for coats and boots! Tiled flooring. Latch door into the dining area.

SNUG AREA

12'0 x 10'3 (3.66m x 3.12m)
window the front and beamed ceiling. Tiled flooring. Feature fireplace. Open archways into both the kitchen area and the lounge.





KITCHEN & SITTING AREA

19'3 x 15'0 (5.87m x 4.57m)

Fitted kitchen with sink unit and maixer tap. Four ring gas hob with extractor hood over and Hotpoint oven under. Heavily beamed ceiling and flagged stone flooring. Plumbing for washing machine. Chrome radiator.

CLOAKROOM

with low flush W.C. and wash hand basin. Central heating radiator. Flagged stone flooring.





SITTING AREA

Heavily beamed ceiling and a continuation of the flagged stone flooring. Recently upgraded double doors leading onto the large courtyard garden area. Velux windows which ensure that this is a light and bright area.

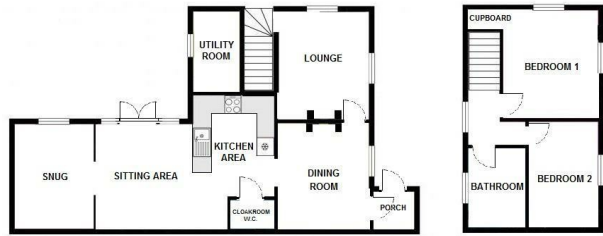




DINING AREA

12'0 x 9'0 (3.66m x 2.74m)
with a heavily beamed ceiling and a
continuation of the flagged stone flooring.
Window to the side.





LOUNGE

12'0 x 10'0 (3.66m x 3.05m)
 a very cosy room with windows the front and side and a heavily beamed ceiling and a continuation of the flagged stone flooring. Central heating radiator. Feature fireplace.

UTILITY ROOM

9'0 x 5'6 (2.74m x 1.68m)
 approached from the stairs, with plumbing for washing machine and dryer. Window to the rear.





LANDING

with a double glazed window overlooking the garden area.

BEDROOM 1

12'0 x 10'8 (3.66m x 3.25m)

with a latch door and a central heating radiator. Windows to the rear and side. Wood effect flooring. Two very useful storage cupboards. Loft access.





BEDROOM 2

12'0 x 8'0 (3.66m x 2.44m)
with a latch door and a central heating radiator. Windows to the rear and side. Wood effect flooring.

BATHROOM

with a white three piece suite comprising panelled bath with mixer tap and shower over with screen, low level W.C., and wall mounted wash basin. obscure window to the rear elevation, wall mounted stainless steel vertical heated towel rail.





OUTSIDE

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Hammond
Property Services

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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!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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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!