

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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**4 CALDER GARDENS, BINGHAM,
NOTTINGHAMSHIRE NG13 8YY**

£169,950

4 CALDER GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YY

An opportunity to acquire a first floor, freehold house-style property, with both UPVC double glazing and gas central heating. The property is being sold with NO UPWARD CHAIN.

The property is accessed via an entrance door with staircase rising to the first floor, where there is a light and airy L shaped living / dining room, a fitted kitchen with integrated appliances, two bedrooms and a bathroom.

The bonus feature with this property is a very easy to maintain and private, enclosed and gated garden area with artificial grass and patio, as well as an integral garage beneath the property!

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

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks and a variety of quaint rural villages, each with their own individual character and many with a village pub!



DIRECTIONAL NOTE Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto Mill Hill Development. Proceed along Mill Hill Road and as this becomes Mallow Way, take a left hand turn onto Lune Way. At the open courtyard, bear right and then first left into Calder Gardens. and you will find Number 4 situated on the right hand side clearly denoted by our Hammond Property Services For Sale sign.

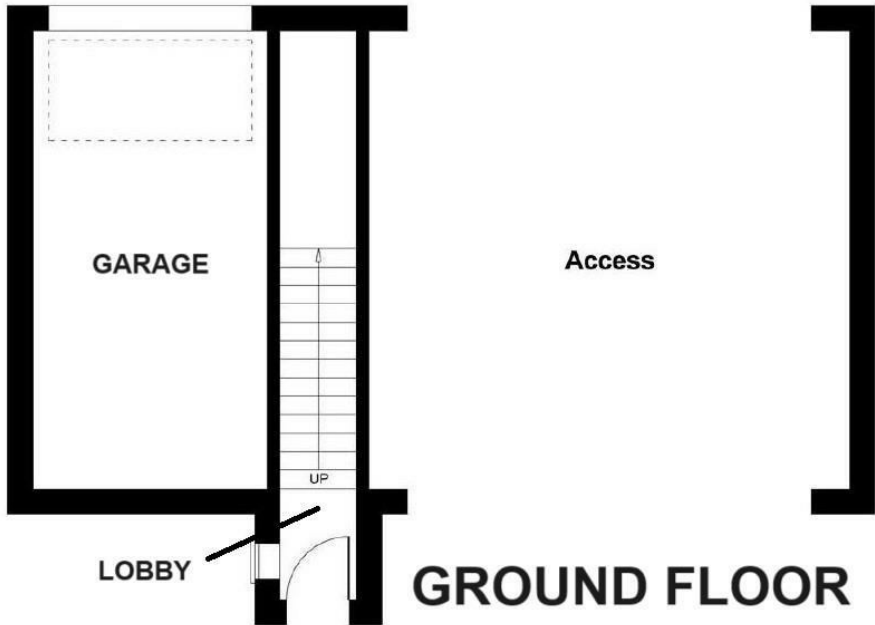
For Sat Nav use Post Code: NG13 8YY

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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





A timber entrance door into a

LOBBY AREA

with stairs to the first floor, a double glazed window and a central heating radiator.

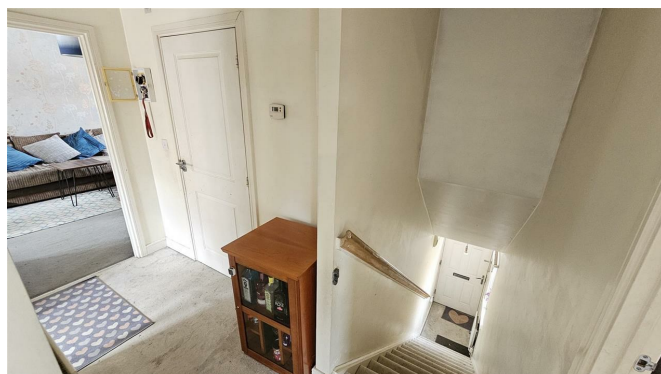
LANDING

with a central heating radiator, access to loft space and door to the

OPEN PLAN LIVING / DINING ROOM AREA

17'8 x 11'6 (5.38m x 3.51m)

A well proportioned L shaped main reception, flooded with light benefitting from a dual aspect with UPVC double glazed windows to the front and rear, with two central heating radiators.

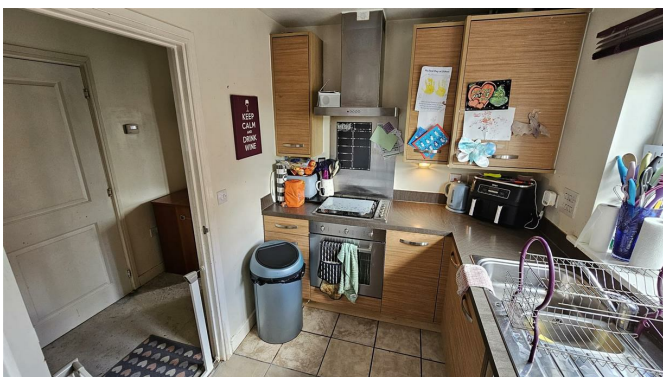




KITCHEN

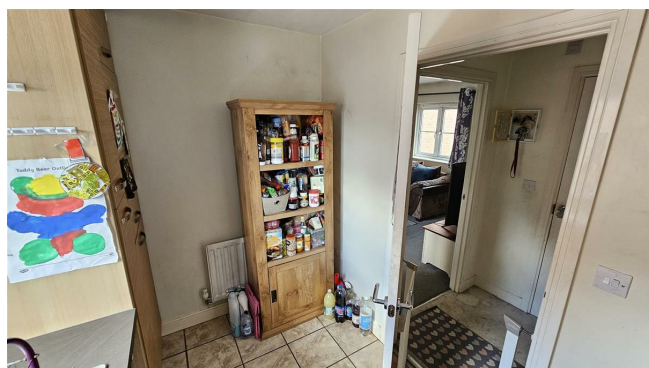
10'0 x 6'9 (3.05m x 2.06m)

with a generous range of wall, base and drawer units including integrated fridge and freezer with storage cupboard above, square edge laminate preparation surfaces with inset stainless steel one and a third bowl sink and drainer unit. Integrated appliances include Smeg stainless steel finish gas hob with splashback and chimney hood over, Smeg single oven beneath, plumbing for washing machine, extractor to the ceiling, central heating radiator, concealed wall mounted gas central heating boiler, UPVC double glazed window to the front. Tiled flooring.



BATHROOM

with a panelled bath with chrome mixer tap, glass screen and wall mounted shower mixer, low flush W.C., wall mounted wash basin with mirrored splashback, contemporary towel radiator, extractor and UPVC obscure double glazed window.



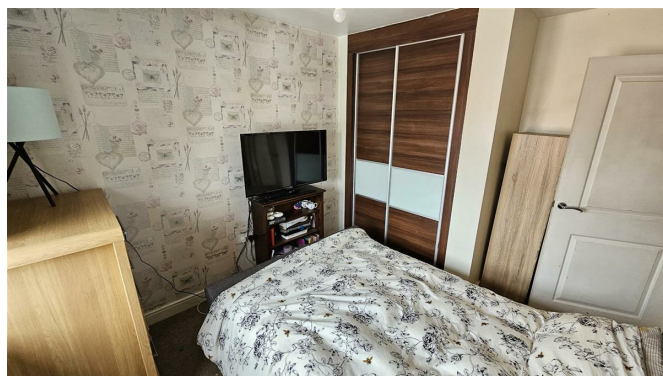


MASTER BEDROOM

11'2 x 9'2 (3.40m x 2.79m)
with a central heating radiator and a double glazed window. Sliding doors to the double wardrobe. Over-stairs storage cupboard.

BEDROOM 2

12'6 x 6'3 (3.81m x 1.91m)
with a central heating radiator and a double glazed window. Airing / storage cupboard.





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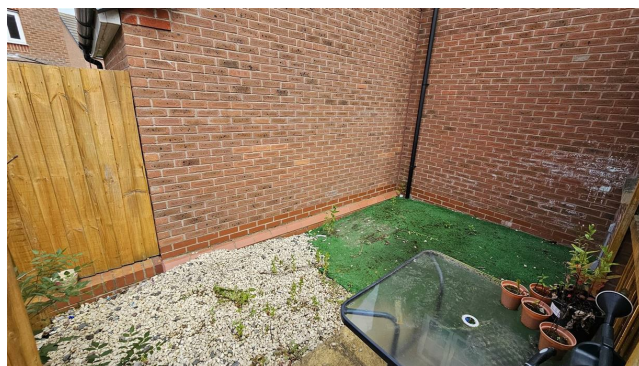
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OUTSIDE

The gate at the side leads to fenced and enclosed rear garden that has been in use by the current owners to create the perfect haven in which to relax and take in the sun with both artificial grass and a small patio area. There is also a garage that is accessed from Calder Gardens.



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Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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