

FOR SALE

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www.hammondpropertyservices.com

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**9 JOHNSON ROAD, BINGHAM, BINGHAM,
NOTTINGHAMSHIRE NG13 7AH**

£310,000

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A semi-detached family home completed by highly reputable David Wilson Homes to their very popular Kennett design in 2021. With an entrance hall, downstairs W.C., large lounge, a large open-plan dining kitchen, stairs to the first floor, where there are two double bedrooms and a family bathroom, whilst the very spacious main bedroom, with en-suite shower room, is located on the second floor.

When purchasing the property, the current owners negotiated many upgrades throughout the accommodation, including Quartz worktops within the kitchen, additional lighting, herringbone floor coverings, fitted shutters and very high quality fittings to the bathroom and en-suite facilities.

The landscaped rear garden is fully enclosed with off street parking spaces for three vehicles to the front and an electric charging point has been thoughtfully provided.

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 as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

For the current owners, the property is only a 20 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.

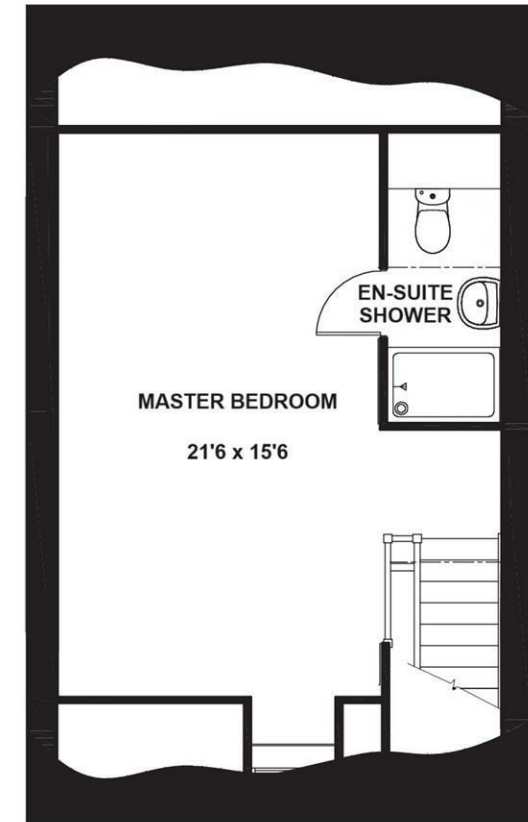
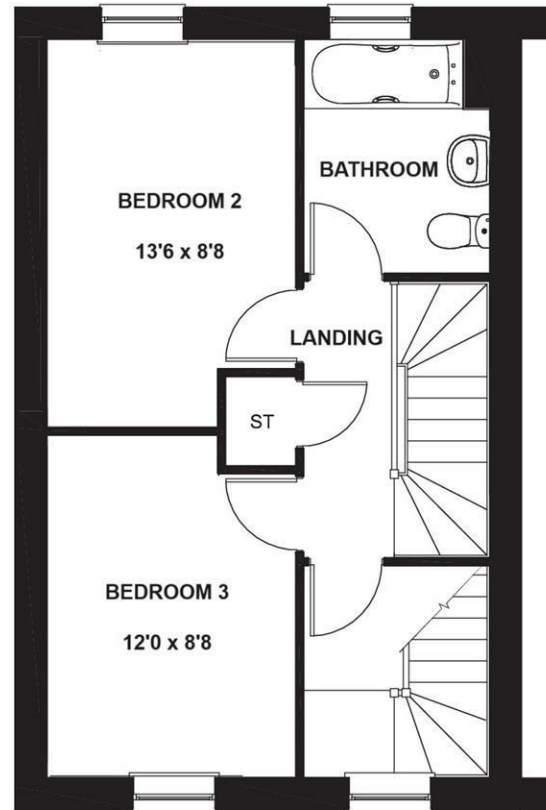
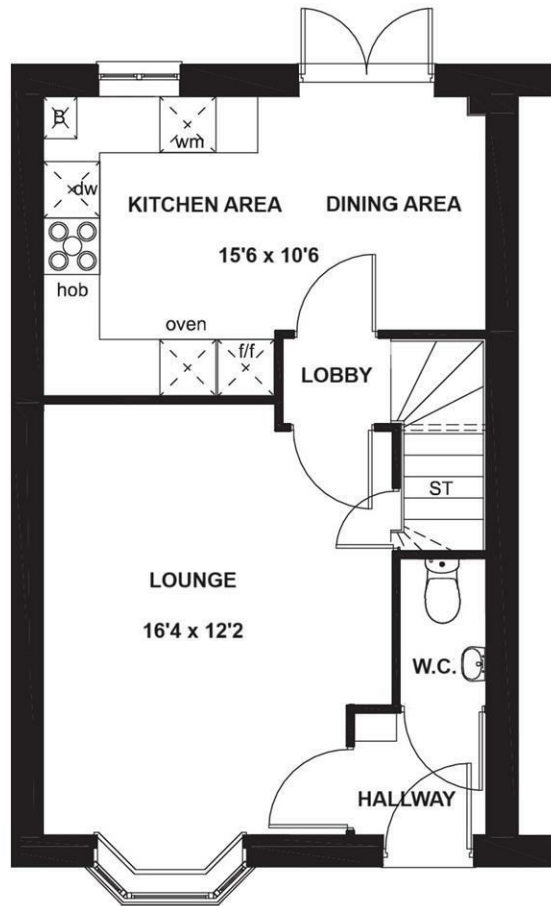
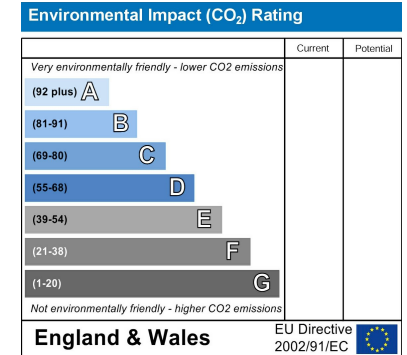
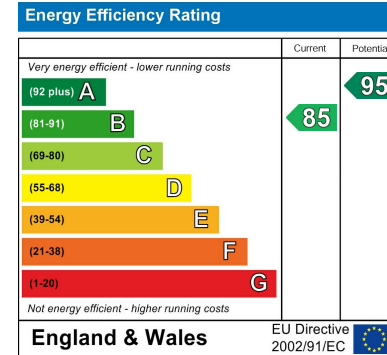


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, Penson Gardens on the right and then Henshaw Drive on the left, turn next right into Cabourn Drive. Turn right at the T Junction onto Hickman Road, first left into Fewster Gardens, and then next left into Johnson Road where this particular property will be found immediately on the right hand side corner clearly denoted by the Hammond Property Services For Sale board.

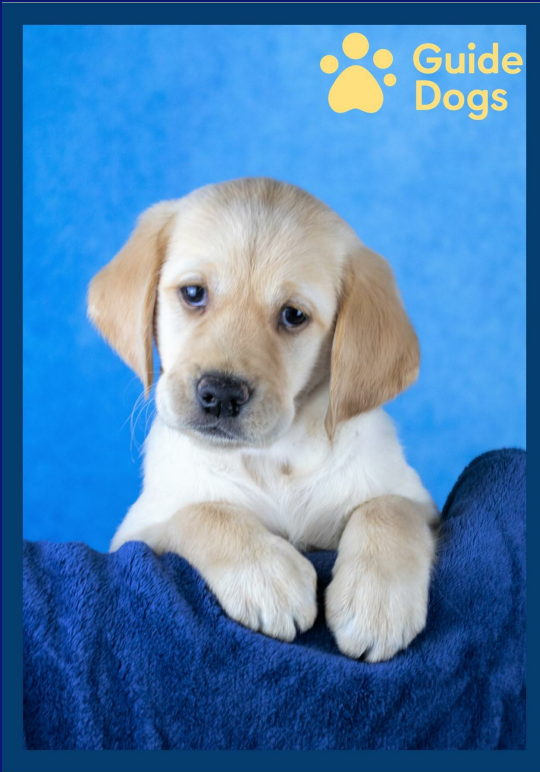
For Sat Nav use Post Code: NG13 7AH

Council Tax Band

C



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



football in the community



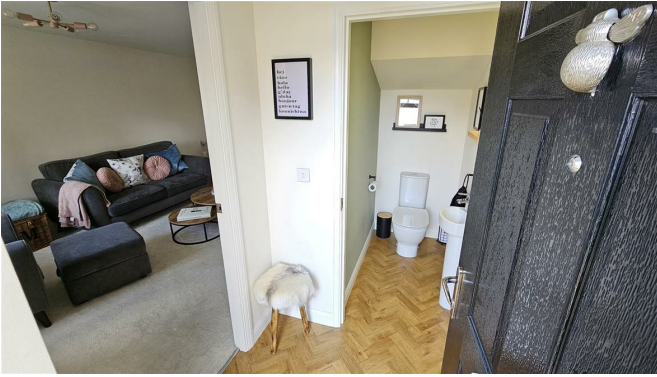
1st Bingham Scouts



Foundation
www.rosie-may.com



For more details, email sponsorship@hammondpropertyservices.com



Composite entrance door through to the

HALLWAY

with upgraded herring-bone flooring and a central heating radiator.

CLOAKROOM W.C.

with two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator. A continuation of the herring-bone flooring.

LOUNGE

16'4 x 12'2 (4.98m x 3.71m)

with a double glazed window to the front. Two central heating radiators. Fitted shutters. Under-stairs storage cupboard.





DINING KITCHEN

15'6 x 10'6 (4.72m x 3.20m)

with a feature sliding and hanging door with soft closure, with upgraded Quartz worktops and upstands to three sides with drawers and cupboards under. Inset sink with grooves to the worktop. Wall mounted cupboard units with upgraded under-lighters. Zanussi oven, electric hob and cooker hood over. Integrated fridge, freezer and a dishwasher. Double glazed double doors to the landscaped rear garden. A continuation of the herring-bone flooring. Storage cupboard housing the gas fired central heating boiler.





FIRST FLOOR LANDING

with central heating radiator, airing cupboard providing useful storage and housing the hot water cylinder. Doors to the following;

BEDROOM TWO

13'6 x 8'8 (4.11m x 2.64m)
with a double glazed window overlooking the rear. Central heating radiator. Wardrobe recess.



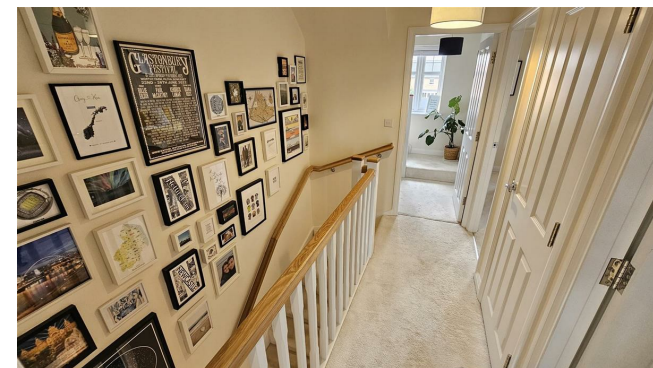


BEDROOM THREE

12'0 x 8'8 (3.66m x 2.64m)
with a double glazed window overlooking the front.
Central heating radiator. Wardrobe recess.

BATHROOM

with suite comprising panelled bath with mixer tap,
electric shower over and pivot screen. Pedestal
wash basin and a low flush W.C. Vertical chrome
ladder radiator. Tiling to walls and floor. Obscure
double glazed window.





SECOND FLOOR LANDING

From the first floor landing, a door provides access to a lobby area with a double glazed window and then stairs rise to the second floor.

MASTER BEDROOM

21'6 x 15'6 (6.55m x 4.72m) with a double glazed dormer window overlooking the front and two velux windows to the rear. Central heating radiators. Loft access.



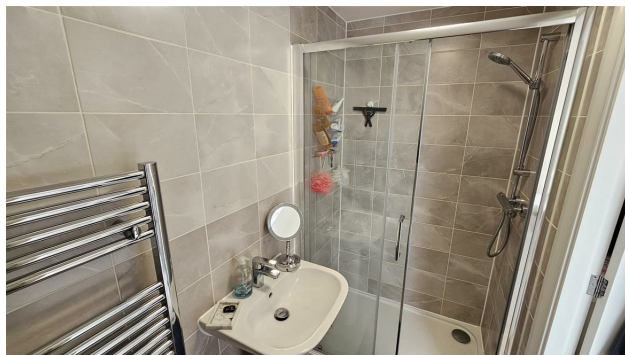
FULLY TILED EN-SUITE SHOWER ROOM

8'0 x 7'9 (2.44m x 2.36m)

with a fully tiled shower enclosure, pedestal wash basin and a low flush W.C., Complementary tiling. Chrome towel ladder radiator.

OUTSIDE - FRONT

The property is set within the very popular Romans' Quarter Development. To the front of the property is a neat lawned area with mature shrubs providing both colour and texture. To the side of the property there is a driveway, providing off street parking for three vehicles. A gate to the rear allows access to the landscaped garden.





OUTSIDE - REAR

To the rear of the property is a most attractive and sunny garden which includes a much extended patio for al fresco dining during those balmy summer evenings and a lawned area beyond abounded by timber fencing. A raised area of decking has been created for the ideal location for enjoying the last drops of a favourite tippie as the sun sets in the distance. A raised area of planting is perfect for those green-fingered amongst us and the garden shed will be included within the sale. Sensibly, an outside tap has been fitted to the rear wall.





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.

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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!