

FOR SALE

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**12 SANDPIPER CLOSE, BINGHAM,
NOTTINGHAMSHIRE NG13 8QJ**

£279,000

12 SANDPIPER CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8QJ

Isn't this the best value for money 3 bedroomed property on this very popular development? This first class home provides well-proportioned accommodation, with the additional space from a conservatory overlooking the rear garden, suitable not only to young professionals but also to those with young children due to the quiet location towards the end of a cul-de-sac.

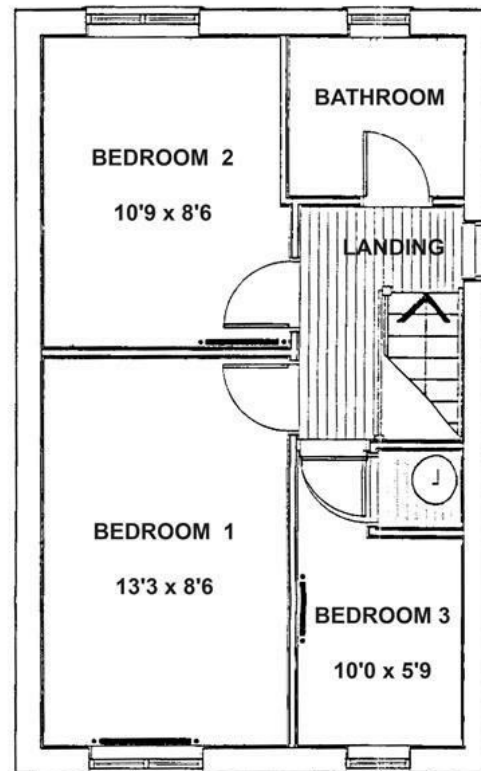
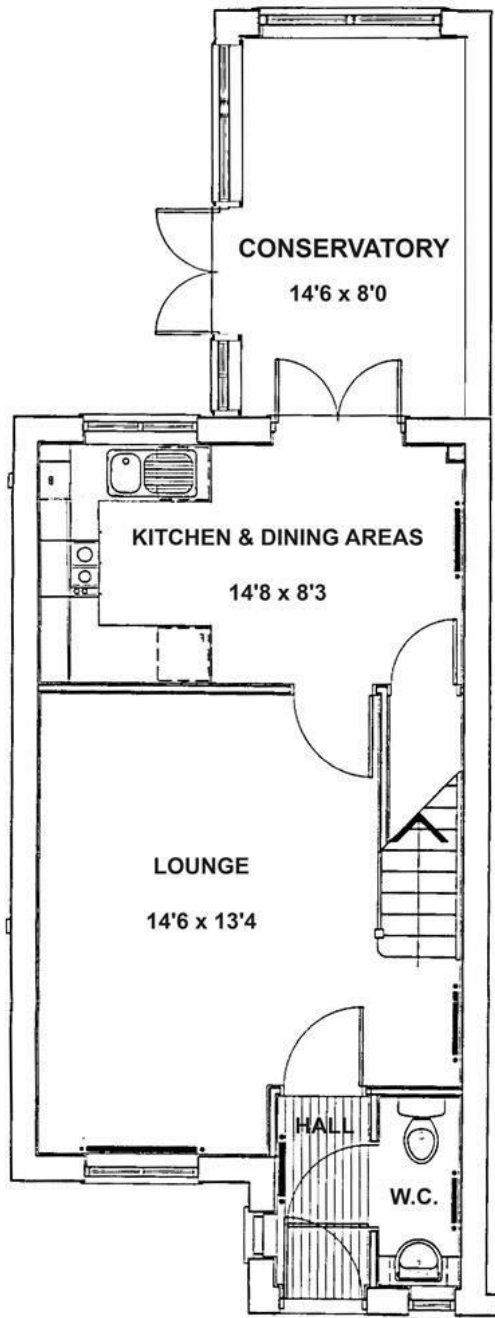
The interior is beautifully presented, with a new kitchen, downstairs cloakroom and bathroom recently installed and includes both gas central heating and upvc double glazing. The property enjoys a peaceful position overlooking the adjoining playing fields as well as having views towards Bingham Church and plenty of parking to the right hand side in the form of three tandem-style parking spaces.

Indeed the location could not be better – just a few minutes' drive or walk from the Market Place in Bingham with its range of shops as well as being convenient for the A52 & A46 which allow very easy access to all surrounding commercial centres.

This property has been placed on the market at a deliberately competitive asking price designed to effect an early sale. Early viewing is therefore warmly recommended to avoid possible disappointment. See it this weekend!!! For young professionals, Bingham really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks.

Please note – this property is ideally located for those who require easy access to the highly reputable and heavily requested Carnarvon Primary School and Toot Hill College – there's no excuse for being late for morning registration!





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

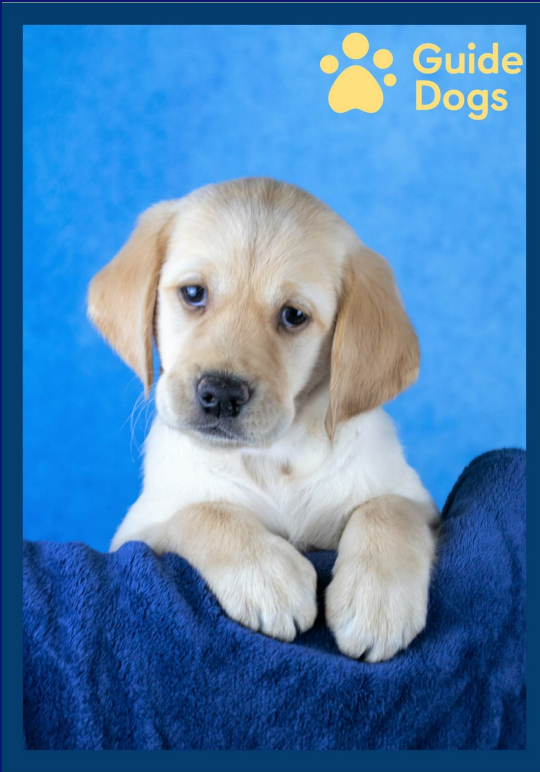
Council Tax Band

C

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right, passing the Fosse Way View Care Home and Belvoir Vale Grove on the right. Turn next right into Swallow Drive. Turn first right into Kestrel Drive. Follow the road round to the left where Sandpiper Close will then be found on the right hand side. Turn into Sandpiper Close and this particular property will then be found towards the end of the cul-de-sac on the right hand side – clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8QJ

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.

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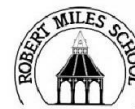
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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



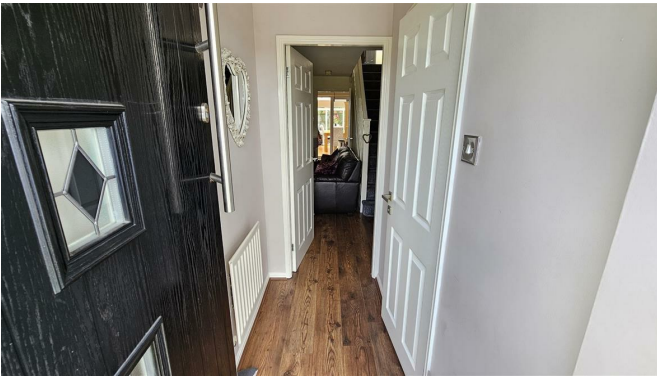
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Robert Miles Infant School



For more details, email sponsorship@hammondpropertyservices.com



with recently installed and composite entrance door and side window.

ENTRANCE HALL

with a double glazed side window, a central heating radiator and wood effect flooring.

LOUNGE

14'6 x 13'4 (4.42m x 4.06m)

with a feature fireplace surround with marble style insert and hearth and fitted fire, stairs to first floor accommodation, double glazed window to the front elevation and a central heating radiator. Oak flooring.

CLOAKROOM / W.C.

recently upgraded comprising low flush W.C., wash basin with cupboard under, central heating towel radiator, double glazed window to the front elevation.





DINING KITCHEN

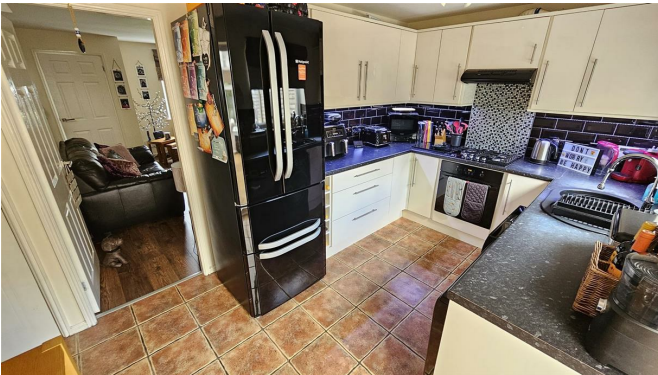
14'8 x 8'3 (4.47m x 2.51m)

with a range of wall and base cupboard units with marble effect work surfaces over and single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob and extractor hood over, underlighting to the wall units, useful understairs storage cupboard, central heating radiator, double glazed window and double glazed double doors to the larger than average conservatory. Gas fired central heating boiler. Tiled flooring.

CONSERVATORY

14'6 x 8'0 (4.42m x 2.44m)

with double glazed windows and double glazed double doors to the rear garden. Wood effect laminate flooring. Fitted vertical blinds and opaque roofing.





LANDING

with double glazed window to the side elevation and access to the well insulated loft area.

BEDROOM 1

13'3 x 8'6 (4.04m x 2.59m)

with a central heating radiator and a double glazed window to the front elevation. Fitted wardrobes and overhead cupboards.

BEDROOM 2

10'9 x 8'6 (3.28m x 2.59m)

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



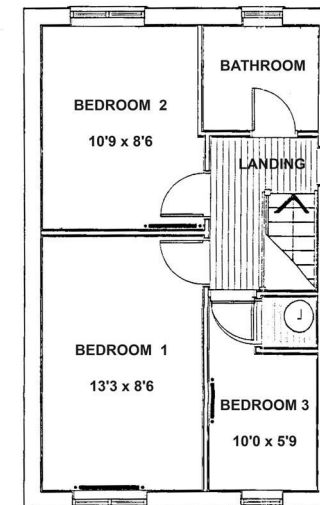
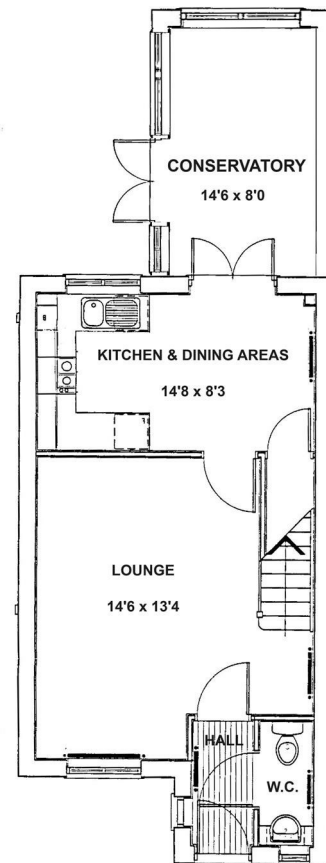


RECENTLY UPGRADED BATHROOM

with a contemporary white suite comprising deep bath with wall mounted chrome block taps and outlet, shower over with swivel screen, low flush W.C., wall mounted wash basin, ceramic wall and floor tiling, vertical chrome towel radiator.

BEDROOM 3

10'0 x 5'9 (3.05m x 1.75m)
with a central heating radiator and a double glazed window to the front elevation. Airing cupboard over the stairs.





OUTSIDE - FRONT

Positioned towards the quiet end of a cul-de-sac, there is a neat landscaped area to the front, with pebbles and mature shrubs. An open plan shared area to the side providing parking for 3 vehicles in a tandem style, established fencing and a gate within provides access to the landscaped rear garden.





OUTSIDE - REAR

There are open views to the front across the school playing fields.

The fully enclosed and very private sunny rear garden is mainly laid to lawn with a delightful large patio area and a garden shed. The large decking area at the head of the garden provides the ideal setting for those who enjoy al fresco dining during those balmy summer evenings... perfect! With numerous areas, perfectly set to allow you to follow the sunshine for morning coffee, lunchtime snack, tea-time tippie and, finally, from which to enjoy the last drops of Merlot as the sun goes down.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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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!