

FOR SALE

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**7 CRANMER AVENUE, WHATTON IN THE VALE,
NOTTINGHAMSHIRE NG13 9FP**

£240,000

A three bedroomed semi-detached home on this very popular development, with three sales being agreed only recently... don't miss out!

The property benefits from gas central heating and a pleasant aspect to the front across a green area with open plan lawned front garden, plenty of off-street parking and an enclosed and established rear garden.

Spacious porch into a very large lounge due to the opening up of the original hallway and a large open plan dining kitchen with a utility porch to one side. The dining area then leads into a large conservatory that overlooks the rear garden. Three bedrooms and bathroom to the first floor but it is the spacious rear garden that is much larger than you would expect at this price range.

The property is being offered with NO ONWARD PURCHASE.

The local village of Aslockton boasts a vibrant community and has a variety of amenities including a train station within walking distance, with direct links to Nottingham in 20 minutes. The market town of Bingham is just 6 minutes down the road and Nottingham city centre just 13 miles, or 30 minutes by car, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Village Hall, local Pub; the venue for many local activities, excellent sports facilities with cricket and football pitches.

The property is located within a short drive to Bingham town centre that provides a wide range of local amenities & a range of boutiques, shops, pubs and restaurants. Bingham hosts a number of schools such as Robert Miles and Carnarvon Primary Schools along with Toot Hill Secondary School. Public transport is well catered for, along with the A46 North & South & A52 East & West giving great links into Nottingham, Leicester & Grantham as well as the A1 North & South. Aslockton Train station also provides quick access to Grantham Train Station that allows access to London Kings Cross in just over an hour.

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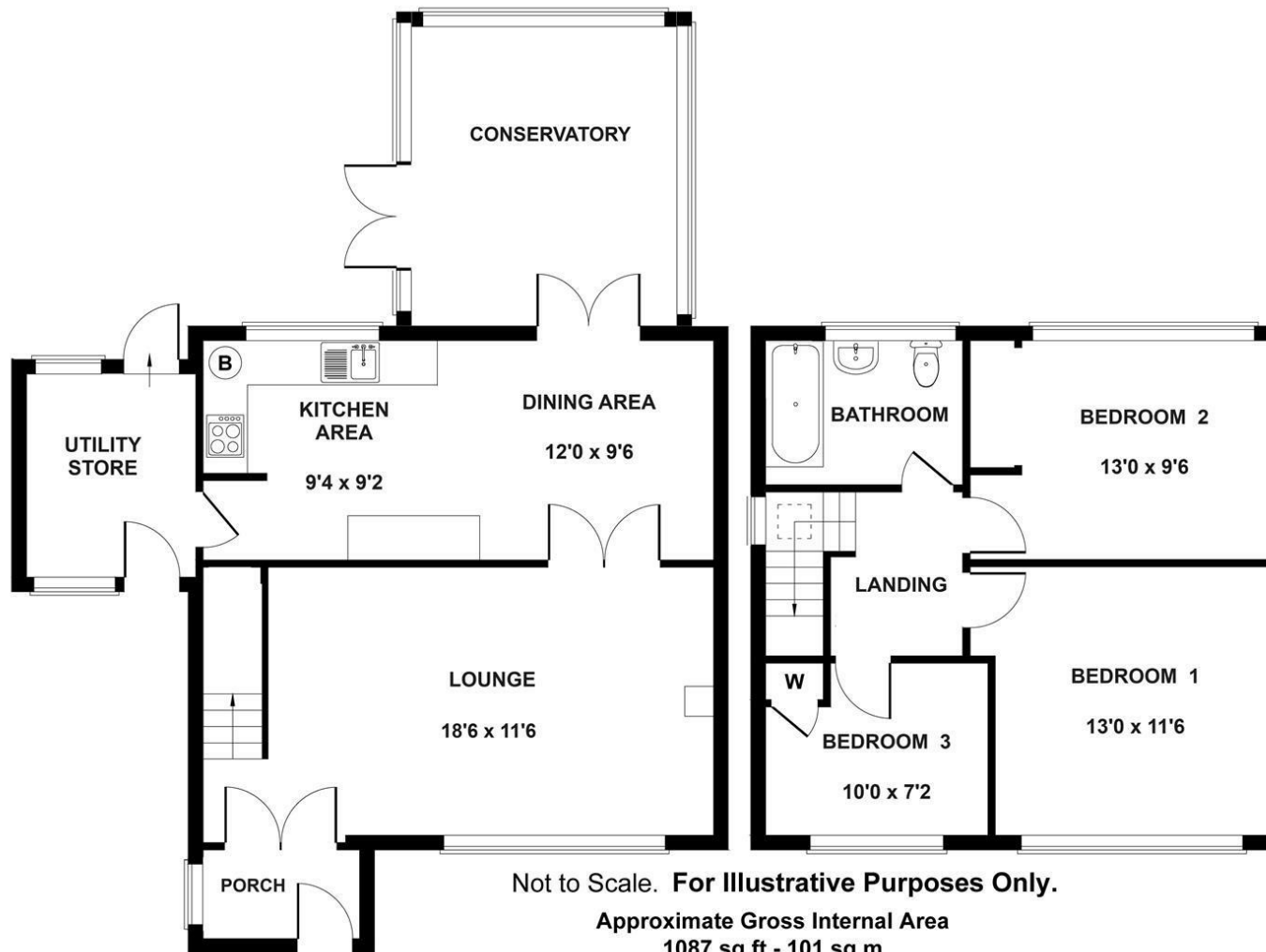
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Police Station on the right hand side. Continue to the A52 Junction and turn left as signposted towards Grantham. Pass the junction for Scarrington & Hawksworth and then take the next left onto Cromwell Road and right again onto Cranmer Avenue, and the property can be found immediately on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 9FP

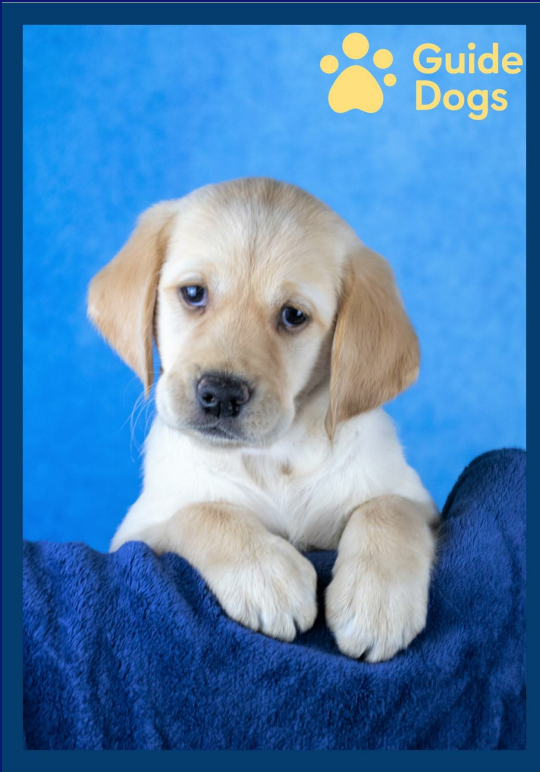
Council Tax Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(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	



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



A UPVC entrance door leads through into an enclosed

EXTENDED ENTRANCE HALL

with plenty of room for coat and shoe storage. Tiled flooring. Half glazed door into the

LOUNGE

18'6 x 11'6 (5.64m x 3.51m)

A spacious and open plan room with a feature breast with fireplace and alcoves to either side, central heating radiator, UPVC double glazed window to the front elevation affording pleasant views onto the central green.





OPEN PLAN DINING KITCHEN

KITCHEN AREA

9'4 x 9'2 (2.84m x 2.79m)

Fitted with a range of base units with rolled edge work surface, inset sink and drainer unit with mixer tap, tiled splashbacks, cooker point, double glazed window to the rear elevation. Tiled flooring and a further worktop with storage under and over.





UTILITY PORCH

7'6 x 6'2 (2.29m x 1.88m)

with a double glazed window and doors to both the front and rear gardens. A very useful storage area with plumbing for washing machine and space for a dryer with worktop over.

OPEN PLAN DINING AREA

12'0 x 9'6 (3.66m x 2.90m)

A versatile second reception area that is open plan to both the kitchen and there are double doors opening into the large conservatory.



CONSERVATORY

Double glazed windows and double doors leading to the large patio area of the rear garden. Tiled flooring.





LANDING

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

BEDROOM 1

13'0 x 11'6 (3.96m x 3.51m)

with a central heating radiator and a double glazed window to the front elevation with open views.

TILED BATHROOM

with a white suite comprising low flush W.C., pedestal wash hand basin with chrome taps, panelled bath with shower over and curtain, central heating radiator, obscure double glazed window to the rear elevation.





BEDROOM 3

10'0 x 7'2 (3.05m x 2.18m)
with an over-stairs storage cupboard, central heating radiator and double glazed window overlooking the open area to the front.

BEDROOM 2

13'0 x 9'6 (3.96m x 2.90m)
A further double bedroom with a central heating radiator and double glazed window overlooking the rear garden. Spacious wardrobe recess.





OUTSIDE - FRONT

The property occupies an established plot close to the entrance to the development with a pleasant outlook to the front over the central green area. The open and extended driveway to the front provides ample parking for numerous vehicles and leads to the Utility area.





OUTSIDE - REAR

Access to the rear garden is via the utility area or Conservatory double doors. The rear garden is much larger than most at this price range – ideal for those with growing families! The large patio area is perfect for those who enjoy al fresco dining during those balmy British evenings. There is an additional area of patio at the head of the garden, which is fully enclosed with a shaped lawn, well stocked borders and three garden sheds.





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!