

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**1 CLARKE CLOSE, CROPWELL BISHOP,  
NOTTINGHAMSHIRE NG12 3DR**

**£385,000**

# 1 CLARKE CLOSE, CROPWELL BISHOP, NOTTINGHAMSHIRE NG12 3DR

Do not judge a book by its cover!

Just have a read through what this family home has to offer... including the perfect venue for those who have experienced a change of work pattern recently with plenty of power points, lighting and wiring... a morning walk to work of only 9 steps.

Add this to the Cinema Room or Gym - for multiple uses for the growing family with the necessary wiring and lighting for all circumstances. A spacious venue for entertaining the children or for a physical workout with water facilities.

A wonderful scheme of upgrading throughout with oak panelled doors to the ground floor and white panelled doors to the first floor, a Reception Hallway, Large Breakfast Kitchen, Dining Room, Lounge, Utility Room, Downstairs W.C., Landing with 4 Double Bedrooms and a beautiful Family Bathroom. Warm-air heating vents throughout. The Landscaping of both front and rear Gardens ensures plenty of parking and easy maintenance to the front and a very established and private southerly facing garden - a wonderful haven for those who enjoy peace, quiet and birdsong!

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Cropwell Bishop Primary School achieved a GOOD Ofsted rating in November 2022 - for all those looking at the Local Education Tables.

As well as many walks along the canal or across the fields to award winning pubs in nearby villages, there is a village hall and amenities within the village including shops, pubs and regular bus service.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and estate, which holds a wonderful range of events throughout the year. Meanwhile the local market town of Bingham is well served by public transport including a railway station on the Nottingham to Grantham rail line.

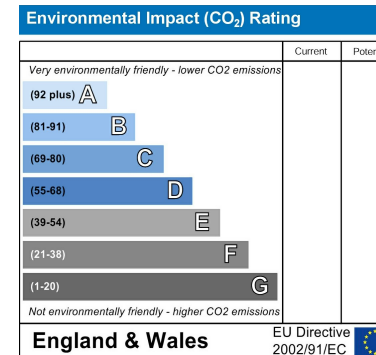
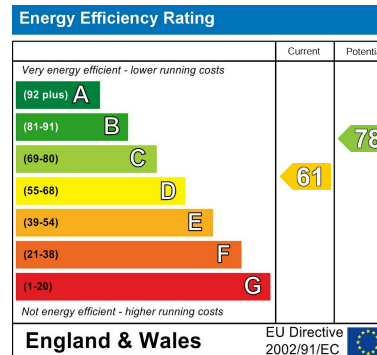


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road and continue to Saxondale Island. Take the second exit signposted Leicester (A46). Turn off the A46 as signposted Cropwell Bishop & Cropwell Butler. At the mini island, turn left towards Cropwell Bishop. Continue towards the village. Passing the Cropwell Bishop Memorial Hall and Old Lenton Close on your left, turn next left onto Hoe View Road and left again into Clarke Close where this particular property will then be found immediately on the left hand side, clearly denoted by the Hammond Property Services For Sale sign.

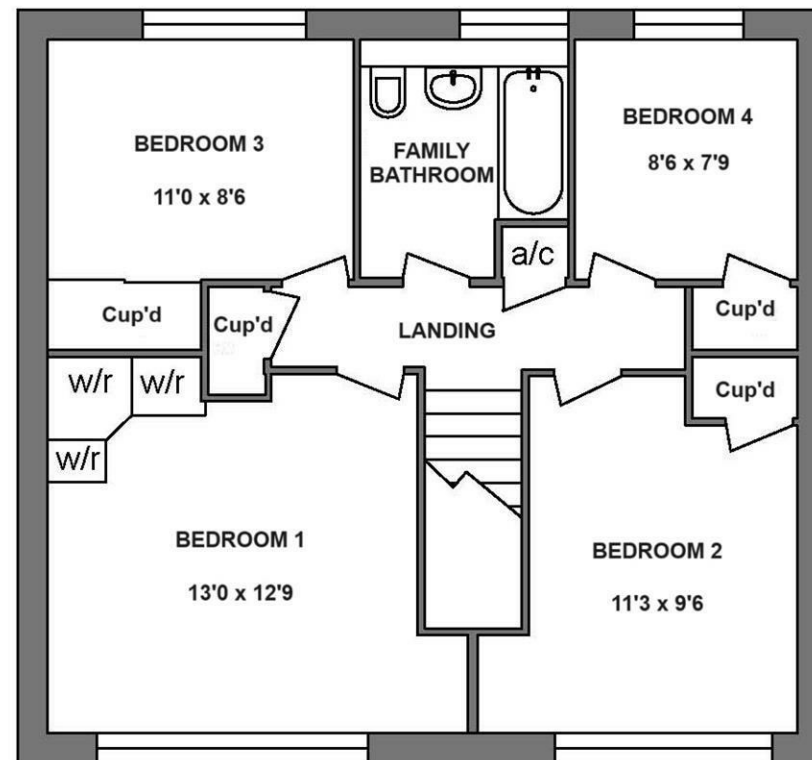
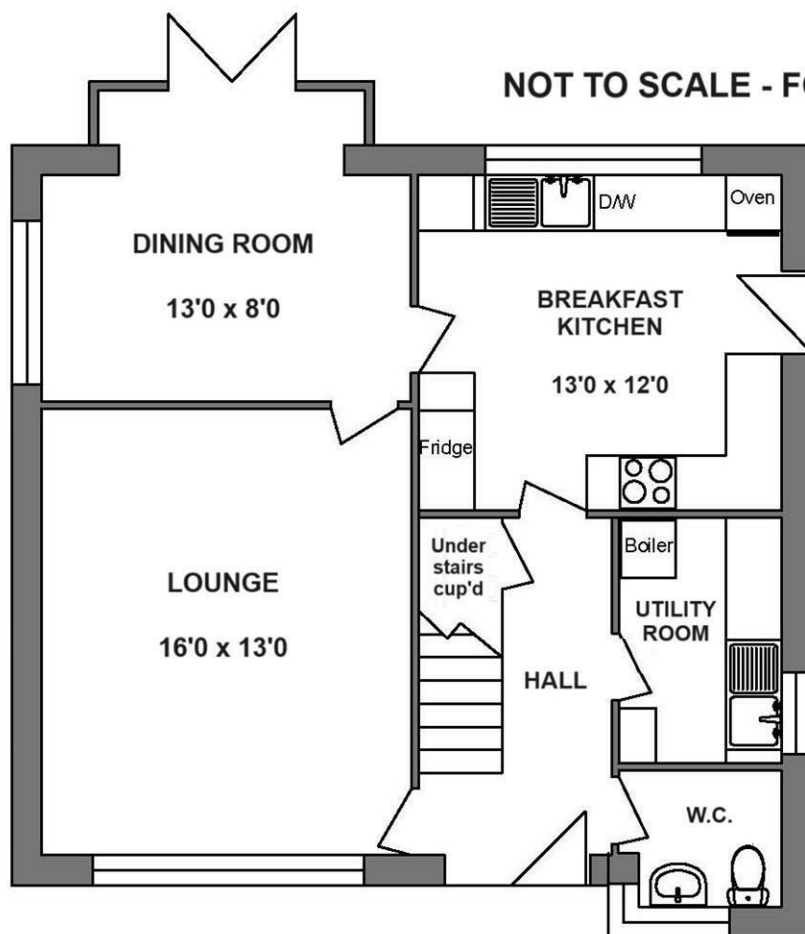
**For Sat Nav use Post Code: NG12 3DR**

**Council Tax Band**

**D**



**NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES**





### **HOME OFFICE / RETREAT**

The perfect place for those who have experienced a change of work pattern recently with plenty of power points, lighting and wiring... a morning walk to work of only 9 steps.

### **CINEMA ROOM / GYM**

Set up for multiple uses for the growing family with the necessary wiring and lighting for all circumstances. A spacious venue for entertaining the children or for a physical workout with water facilities.

Composite and secure entrance door into the





**RECEPTION HALLWAY**

with stairs to the first floor and an under-stairs cupboard.

**BREAKFAST KITCHEN**

13'0 x 12'0 (3.96m x 3.66m)

Fitted with a modern range of Shaker style wall, base and drawer units, Butcher's Block work surfaces and matching upstands, inset sink and swan-head mixer tap, dishwasher, NEFF double oven, AEG induction hob and extractor above, tiled flooring, recessed lighting.





**DINING AREA**

13'0 x 8'0 (3.96m x 2.44m)

UPVC double glazed double doors to the extended patio pathway area of the rear garden. Wood effect flooring and an oak door to the

**LOUNGE**

16'0 x 13'0 (4.88m x 3.96m )

with a double glazed window to the enclosed front garden and a feature fireplace.





**UTILITY ROOM**

Base and wall units with work surface over incorporating a sink and drainer, plumbing for a washing machine, space for a tumble dryer and a floor standing boiler.

**DOWNSTAIRS CLOAKROOM / W.C.**

with two piece suite comprising low flush W.C. and a contemporary wash hand basin and panelling to the walls. A double glazed window to the front.





**FIRST FLOOR LANDING**

with panelled doors to the bedrooms and bathroom.

**BEDROOM 1**

13'0 x 12'9 (3.96m x 3.89m)

with a double glazed window to the front elevation with views up the road. A range of fitted wardrobes and a further recess.







**BEDROOM 2**

11'3 x 9'6 (3.43m x 2.90m)

with a double glazed window to the front elevation with views up the road. A built-in cupboard and a further recess.

**BEDROOM 3**

11'0 x 8'6 (3.35m x 2.59m)

with a double glazed window with views over the rear garden and with a built-in wardrobe with sliding and mirror fronted door.





#### **BEDROOM 4**

8'6 x 7'9 (2.59m x 2.36m)

with a double glazed window with views over the rear garden.

#### **FAMILY BATHROOM**

with suite comprising panelled bath with electric shower over and pivot shower screen, wall mounted wash basin, low flush W.C. with concealed cistern, a double glazed window. Chrome towel radiator.

#### **OUTSIDE - FRONT**

The property occupies a commanding position at the entrance of this very popular area of Cropwell Bishop, with a hedged frontage and plenty of parking on a wide and extended driveway allowing parking for 5 vehicles and leading to the partly converted garage which now provides ample storage for the growing family. An outside tap has been thoughtfully provided. Gated access to the side leads to rear garden.





### **OUTSIDE - REAR**

The very private and southerly facing sunny garden is enclosed by established borders well stocked with trees and shrubs providing both colour and texture, a lawned area and an extensive paved terrace to the rear of the property for those who enjoy al fresco dining during those balmy summer evenings.





To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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!





### OUTSIDE - HOME OFFICE & CINEMA ROOM / GYM

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