

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**2 BANES ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8EN**

£465,000

EXTENDED FOUR BEDROOM DETACHED FAMILY HOME - with upgraded finish throughout - situated at the head of a quiet cul-de-sac - perfect for those with children.

An ideal family house - offering 3 reception areas including a versatile open plan living kitchen to the rear overlooking the landscaped gardens. In addition there are the spacious family orientated bonuses of a Home Office / study / occasional bedroom, ground floor cloakroom and utility room with amply storage cupboards. To the first floor there are 4 generous bedrooms and re-fitted contemporary family bathroom. The Master Bedroom features a run of fitted wadroses, remotely operated velux windows & blinds as well as a beautiful en-suite shower room. In addition the property benefits from upvc double glazing and central heating throughout.

The property offers ample off road car standing to the front with an easy to maintain block paved driveway that leads to the remainder of the GARAGE, some of which has been utilised to cleverly create the utility and cloak rooms. However, it is the large garden to the rear with raised seating area which is perfect for those who enjoy al fresco dining during those balmy summer months.

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 and bus links to Nottingham and Grantham.

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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. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane. Turn next right into Abbey Road and continue to the end where you turn left again on to Nursery Road, right onto Carr Road. Turn right at the 'T' junction into Douglas Road and then into Banes Road where the property will then be found on the right hand side clearly denoted by the HAMMOND Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8EN

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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		70	78
(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	



A composite and double glazed entrance door.

RECEPTION HALLWAY

with original oak flooring and stairs to the first floor. Central heating radiator.

EXTENDED OPEN PLAN DINING KITCHEN

22'0 x 18'0 (6.71m x 5.49m)

the perfect family kitchen - with work surfaces to one sides with deep drawers under. One and a half bowl sink unit with contemporary swan head mixer tap. Feature central island with NEFF induction hob and plenty of storage drawers. NEFF eye-level double oven. Bi-fold doors running the full width overlooking the sunny and private seating area of the rear garden. Complementary splashbacks.





SNUG AND DINING AREAS

The feature vaulted ceiling and velux windows ensure that there is plenty of natural light flooding in to this room. The kitchen area is open plan to both the Snug and Dining areas with a continuation of the oak flooring. Central heating radiator. The majority of family time will be spent in this room - it is exactly what growing families are looking for - whilst having a further 2 receptions rooms to 'get away from it all' when needs be!





LOUNGE
16'2 x 12'6 (4.93m x 3.81m)
with double glazed window to
the front elevation and central
heating radiator.





INNER HALLWAY

with a continuation of the oak flooring.

HOME OFFICE / STUDY / OCCASIONAL BEDROOM

with a central heating radiator and a continuation of the oak flooring and bi-fold doors leading to the rear garden which also ensure that this is a light and airy room.

DOWNSTAIRS CLOAKROOM

with low flush W.C. and a concealed cistern and a wash hand basin. Slate effect flooring and a feature mirror.

UTILITY ROOM

Central heating radiator. Plumbing for a washing machine. Tiled flooring. Timber work surface with a an inset sink unit with contemporary swan head mixer tap. Storage cupboards. Double glazed composite door to the side passageway and a further door to the remainder of the GARAGE to which their is an electric roller shutter door and in which the wall mounted gas fired boiler is housed.





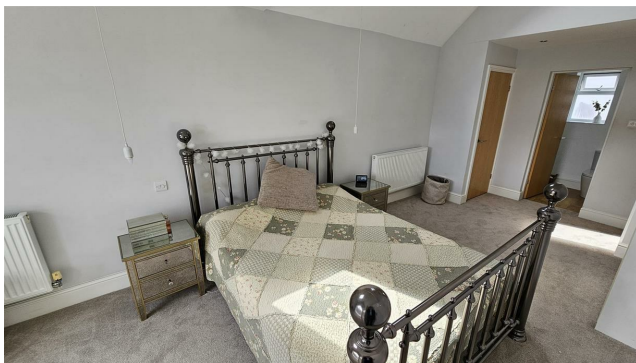
LANDING

MASTER BEDROOM

A feature room with vaulted ceiling and remotely operated velux windows with blinds. A feature apex window to the front with blinds. Built in storage cupboard.

EN-SUITE SHOWER ROOM

with a contemporary suite comprising walk in shower with rainwater fitting, his and hers wash hand basins with double drawers under and a low flush W.C. Complementary colours and finish. Double glazed window. Chrome central heating towel radiator.





BEDROOM 2

13'0 x 11'0 (3.96m x 3.35m)

Double glazed window overlooking the front and a central heating radiator. A long run of built in wardrobes.

FAMILY BATHROOM

with a contemporary suite comprising panelled and shaped bath with a mixer tap, a shower over and screen, wash hand basin with double drawer under and a low flush W.C. Complementary colours and finish. Double glazed window. Chrome central heating towel radiator.





BEDROOM 3

12'3 x 10'0 (3.73m x 3.05m)

Double glazed window overlooking the rear and a central heating radiator. A run of fitted wardrobes with both shelving and hanging.

BEDROOM 4

10'0 x 7'9 (3.05m x 2.36m)

Double glazed window overlooking the front and a central heating radiator. A useful double cupboard has been created over the stairwell.





OUTSIDE - FRONT

The property offers ample off road car standing to the front for 4 vehicles due to the double width and block paved driveway that, in turn, leads to the remainder of the integral and part-converted GARAGE. For those with less time on their hands, this is an easy to maintain area... a quick brush over rather than a weekly mow! To the side of the property is a useful bin store area with a timber garden shed.





OUTSIDE - REAR

The extremely private and large garden to the rear is fully enclosed and has a large raised seating area which is perfect for those who enjoy al fresco dining during those balmy summer months. To the side of the property is an enclosed bin-store area and further patio. So... when do you wish to view?

