

**FOR SALE**

**01949 87 86 85**

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

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**21 WESTERN AVENUE, BINGHAM,  
NOTTINGHAMSHIRE NG13 8FW**

**£259,950**



## 21 WESTERN AVENUE, BINGHAM, NOTTINGHAMSHIRE NG13 8FW

A move in, put your furniture down and do nothing! Following a complete upgraded throughout in 2019, this refurbished three bedroom semi-detached property sits on a very generous plot located on a quiet cul-de-sac within the popular market town of Bingham; with excellent catchments and walking distance to the local amenities.

The refurbishments include newly fitted contemporary breakfast kitchen with integrated appliances, new boiler and radiators, all new double glazing, new bathroom, a full re-wire, re-plastered, all new skirting architraves and doors including handles and latches, new flooring throughout, new block paved driveway providing off-street parking and generous garden with flagstone patio area.

The fully enclosed and southerly facing sunny rear garden has a patio area that is ideal for those who enjoy al fresco dining during those balmy summer evenings, a larger than average lawn and probably the best Home Office / Play Room / Garden Room that we have seen this year with both power and light... a 16 step walk to work each morning for those who have enjoyed a recent change in work pattern.

PLEASE NOTE THAT THE PROPERTY IS BEING OFFERED WITH NO CHAIN

Enter the property through the front door into the entrance hall with adjoining spacious lounge area with dual aspect windows overlooking the front and rear of the property. Also leading from the hall is the generously proportioned open plan dining kitchen with access to both the front and the rear garden and there is a large and useful pantry!

To the first floor the property has three double bedrooms and a bathroom with a completely upgraded 2 piece bathroom suite comprising a 'P' shaped panelled bath with shower over and screen and there is a separate low flush W.C.

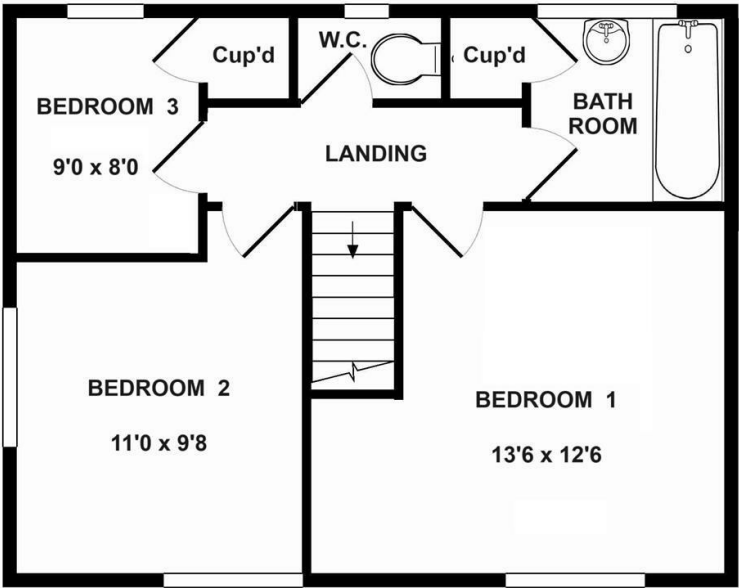
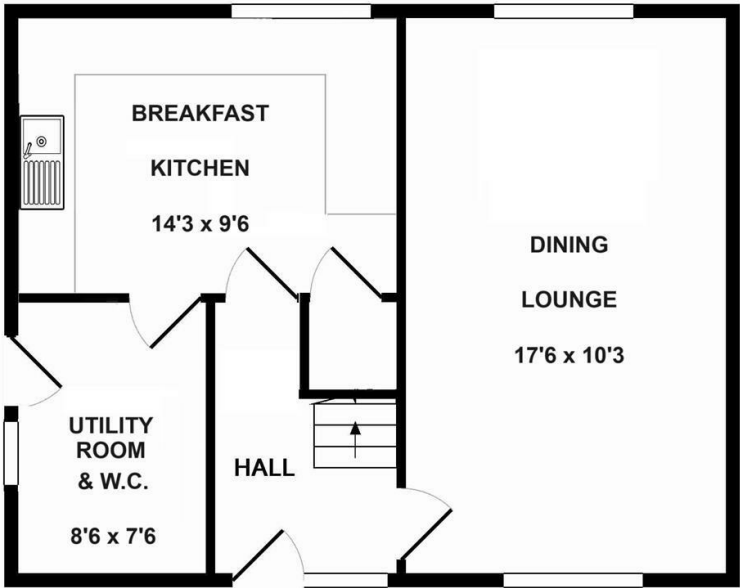
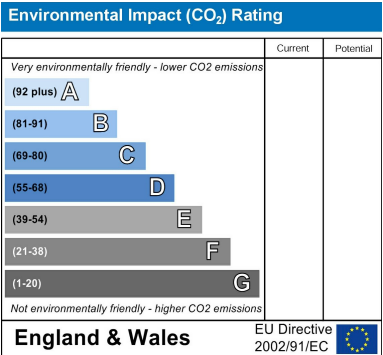
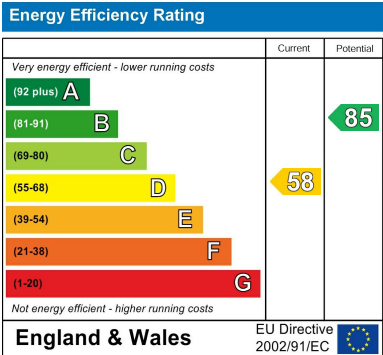


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right. Take the first left into Carnarvon Place. Follow the road round to the left then turn right into Hill Drive. Proceed to the end of Hill Drive and turn right onto Western Avenue. Follow the road around until an opening on the left leads into an open plan courtyard area where Number 21 will be clearly found on the left hand side - with parking in front of the property for 2 vehicles.

**For Sat Nav use Post Code:**    **NG13 8FW**

Council Tax Band

B



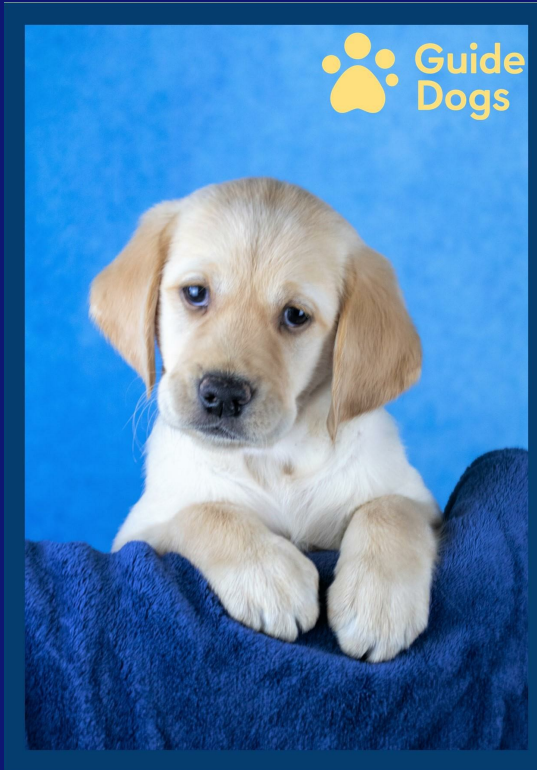
Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.



## 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  
**OnTheMarket.com**



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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.**

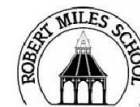
## **BINGHAM'S COMMUNITY ESTATE AGENT**

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

**childline**  
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childline.org.uk | 0800 1111



**B.H.T.A.**  
BINGHAM HERITAGE  
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**football  
community**



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### **GARDEN & HOME OFFICE / PLAY ROOM**

The fully enclosed and southerly facing sunny rear garden has a patio area that is ideal for those who enjoy al fresco dining during those balmy summer evenings, a larger than average lawn and probably the best Home Office / Play Room that we have seen this year with both power and light... a 16 step walk to work each morning for those who have enjoyed a recent change in work pattern.





Composite and double glazed door into Entrance Hall

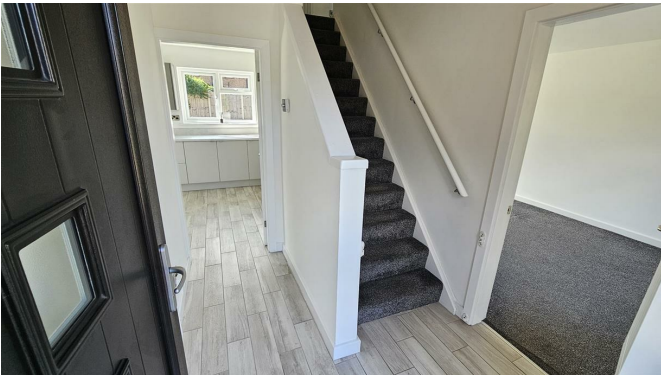
**ENTRANCE HALLWAY**

Stairs rising to the first floor, porcelain tiled flooring, contemporary panel doors to the Living Room and Kitchen/Diner and double panel radiator.

**BREAKFAST KITCHEN**

14'3 x 9'6 (4.34m x 2.90m)

A beautifully appointed breakfast kitchen being recently fitted with a modern range of grey base and wall mounted units with roll top work surface over, inset sink and drainer with mixer tap, built-in washing machine, built-in fridge and freezer, built-in slimline dishwasher, built-in 'Baumatic' electric fan assisted oven and grill with induction hob and extractor fan over, two uPVC double glazed windows to the rear and side elevations, porcelain tiled flooring, double panel radiator, inset ceiling spotlights, breakfast bar, understairs storage cupboard and a door to the Utility Room / W.C.



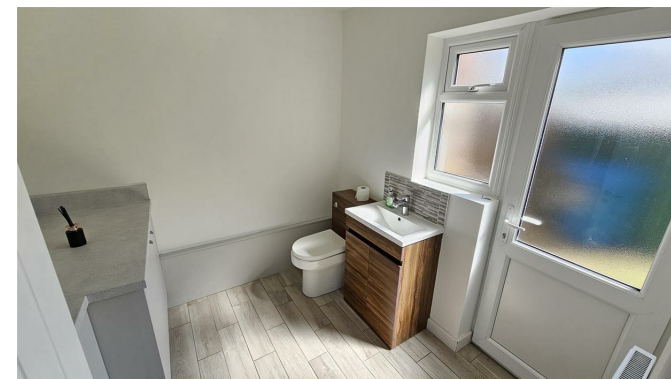




### **UTILITY ROOM / W.C.**

8'6 x 7'6 (2.59m x 2.29m)

Continuation of the modern grey base and wall mounted units with roll top work surface over, porcelain tiling to flooring, low level W.C and wash hand basin set within a vanity unit, inset ceiling spotlights and a obscure window and door to the side elevation providing access to the rear garden.







### **DINING LOUNGE**

17'6 x 10'3 (5.33m x 3.12m)

A lovely light and bright reception room with two uPVC double glazed windows to the front and rear elevations, two double panel radiators and a television point.







### **LANDING**

Modern panel doors to the first floor accommodation and storage cupboard housing the newly fitted gas central heating boiler.

### **BEDROOM 1**

13'6 x 12'6 (4.11m x 3.81m)  
with a central heating radiator and a UPVC double glazed window to the front elevation. Wardrobe recess.







### **BEDROOM 2**

11'0 x 9'8 (3.35m x 2.95m)  
with a central heating radiator and a UPVC double glazed window to the front and side elevations.

### **BATHROOM**

A newly fitted contemporary bathroom fitted with a two piece white suite comprising a bath with chrome rain shower and rinser over with glass shower screen and wash hand basin with mixer tap, inset ceiling spotlights, double panel radiator, uPVC double glazed obscure glass window to the rear elevation and ceramic tiling to wet areas and porcelain tiling to the floor.







### **BEDROOM 3**

9'0 x 8'0 (2.74m x 2.44m)

with a central heating radiator and a UPVC double glazed window to the rear elevation, loft access and storage a useful cupboard.

### **SEPARATE W.C.**

Low level W.C., inset ceiling spotlights and obscure glass window to the rear elevation.

### **OUTSIDE - FRONT**

There is a block paved driveway providing off street parking for two vehicles and there is a secure gate leading to the southerly facing rear garden. Sensibly, an outside tap has been fitted to the wall of the Kitchen.







### **OUTSIDE - REAR**

Is this the largest garden at this price range in Bingham? The fully enclosed and southerly facing sunny rear garden has a patio area that is ideal for those who enjoy al fresco dining during those balmy summer evenings, a larger than average lawn and with mature trees providing plenty of colour and texture.



**Hammond**  
Property Services

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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!







### **GARDEN & HOME OFFICE / PLAY ROOM**

Probably the best Home Office / Play Room / Garden Room that we have seen this year with both power and light... a 16 step walk to work each morning for those who have enjoyed a recent change in work pattern.







Steve Pritchett

Please contact us for a FREE discussion on our services

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**akerspritchett.com**

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**FULLY MANAGED** or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

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