

FOR SALE

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**32 QUEENS COURT, BINGHAM,
NOTTINGHAMSHIRE NG13 8FY**

£230,000

A beautifully presented home with one of the best gardens at this price range?

Within the property is a dual-aspect dining lounge, wonderful breakfast kitchen; with a useful utility area providing access through the house from front to back, three good size bedrooms, and an upgraded bathroom to the first floor.

For those who enjoy plenty of sunshine for al fresco dining during those balmy summer months, the rear garden has been cleverly landscaped to enable two wonderful seating areas for both morning breakfast and a raised area for dining as the sun sets.

Priced to ensure a speedy sale to enable an onward purchase... don't miss out!

Situated only a short walk to Robert Miles School (no excuse for being late for morning registration) and Bingham Market Place where there are a range of shops. This is a perfect home for first time buyers or young families – don't miss it!

For the busy commuters, 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 links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

32 QUEENS COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8FY



DIRECTIONAL NOTE From our Bingham Office the property may be approached by following the road round to the left into Newgate Street. At the T junction turn right into Kirkhill. Take the first left. As the road bends round to the left, turn right into Hill Drive and continue to the end. Turn left into Edinburgh Drive and then left into Queens Court and this particular property will be found on the left hand side; clearly denoted by the Hammond Property Services For Sale board.

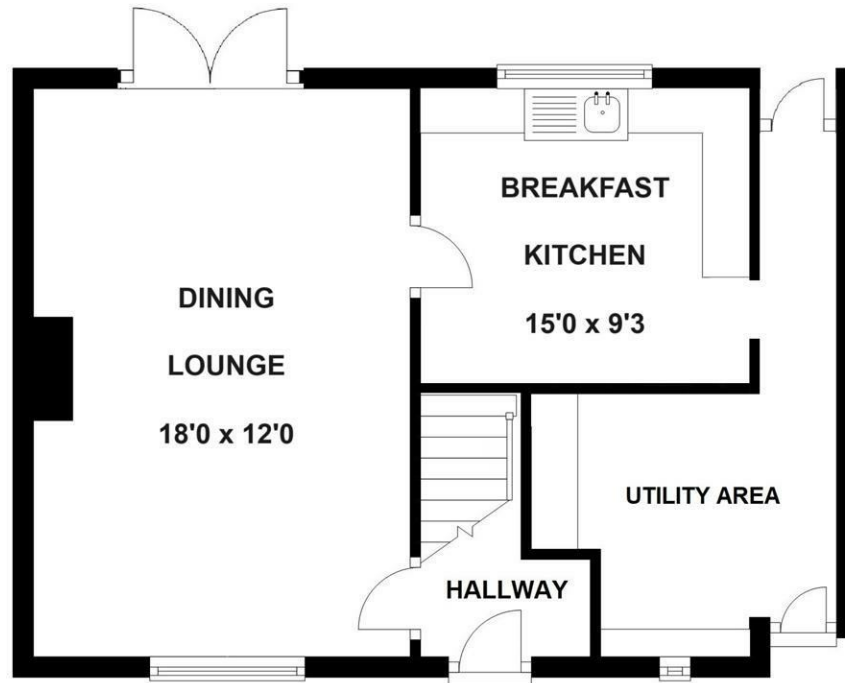
For Sat Nav use Post Code: NG13 8FY

Council Tax Band

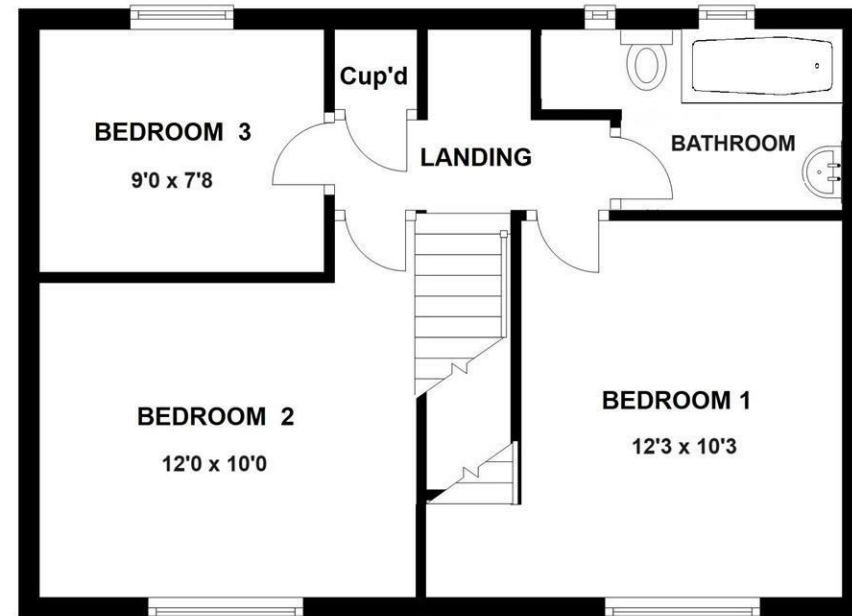
B

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (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 | |

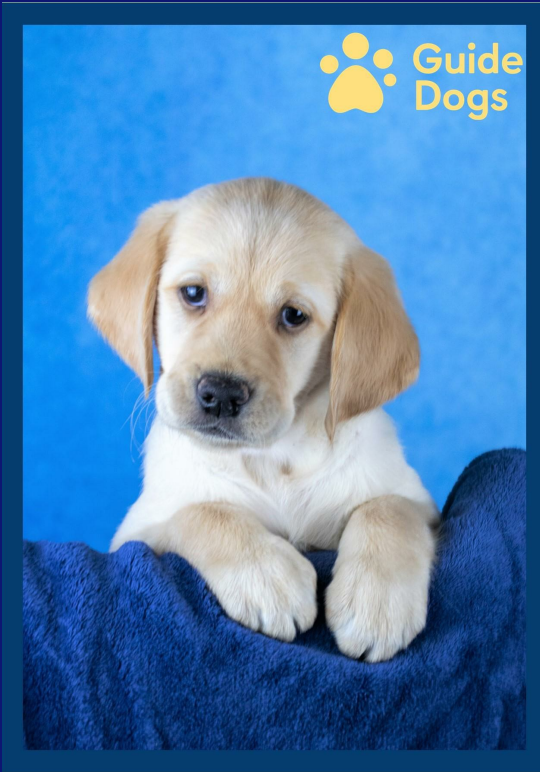


NOT TO SCALE



Total area: approx. 84.9 sq. metres (913.7 sq. feet)

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



Double glazed and composite entrance door through to

HALLWAY

with stairs to the first floor and coat hooks.

DINING LOUNGE

18'0 x 12'0 (5.49m x 3.66m)

with double glazed windows to the front and double glazed double doors to the rear. Central heating radiator. Views across the rear garden and the front. Feature electric fireplace and carpeting. A multiglazed door into the





BREAKFAST KITCHEN

15'0 x 9'3 (4.57m x 2.82m)

with wood effect work surfaces with drawers and cupboards under and over. One and a half bowl sink unit. Complementary wood effect flooring. Double glazed window overlooking the rear garden. Central heating radiator. Plumbing for washing machine, gas cooker point with extractor fan over and a double electric oven. Recessed lighting.



UTILITY ROOM

with a composite door to the front garden area ensuring access to both front and rear gardens. Plenty of storage area and space for tumble dryer. Space for a American style fridge freezer.





LANDING

From the hallway stairs rise to the first floor with a double glazed window overlooking the rear garden and providing access to the loft.

BEDROOM 1

12'3 x 10'3 (3.73m x 3.12m)

Double glazed window to the front and a central heating radiator. Recessed wardrobe area over the stairs.





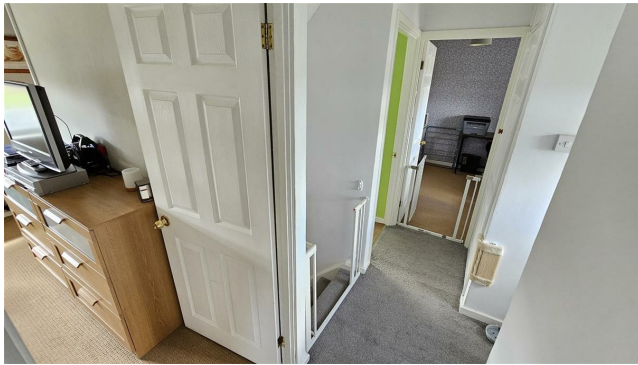
RECENTLY FITTED BATHROOM

with suite comprising a shaped panelled bath with electric shower over with pivot screen, pedestal wash basin and low flush W.C., Double glazed window. Extractor fan. Central heating towel radiator. Wood effect flooring. Useful storage recess.

BEDROOM 2

12'0 x 10'0 (3.66m x 3.05m)
Double glazed window to the front and a central heating radiator. Plenty of space for wardrobes.





BEDROOM 3

9'0 x 7'8 (2.74m x 2.34m)

Double glazed window to the rear and a central heating radiator.

OUTSIDE - FRONT

There is a wrought iron gate to the front providing access to the private courtyard with space for seating that enjoys southerly facing sunshine throughout the day. The property is set back from the road behind a grassed verge area with parking within the communal bays.





OUTSIDE - REAR

For those who enjoy plenty of sunshine for al fresco dining during those balmy summer months, the rear garden has been cleverly landscaped to enable two wonderful seating areas for both morning breakfast and a raised area for dining as the sun sets.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email 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!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

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

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**



LET BY

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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!