

FOR SALE

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**51 PARK ROAD, BARNSTONE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9JF**

OFFERS OVER £330,000

51 PARK ROAD, BARNSTONE, NOTTINGHAMSHIRE NG13 9JF

We have pleasure in offering to the market this immaculately presented deceptive extended home which has seen a considerable programme of modernisation over recent years to create a stunning internal space, situated in a pleasant crescent setting, benefitting from ample off road parking, a workshop / garage and wonderful open aspect to the rear across adjacent farmers' fields.

The upgrades that have been carried out include re-modelling to the rear elevation with a pitched roof extension and internally reconfigured to create a fantastic L shaped open plan kitchen, beautifully appointed with a generous range of units, Karndean flooring and flooded with light with double doors leading out into the garden with superb open views.

The sitting/living area of the kitchen returns back to an open plan sitting/dining room with large picture window at the front, perfect for everyday living and entertaining. There is also the useful addition of a utility to the rear and also a storm porch to the front which has not only given a more aesthetically pleasing facade but created a useful space for coats, pushchairs etc.

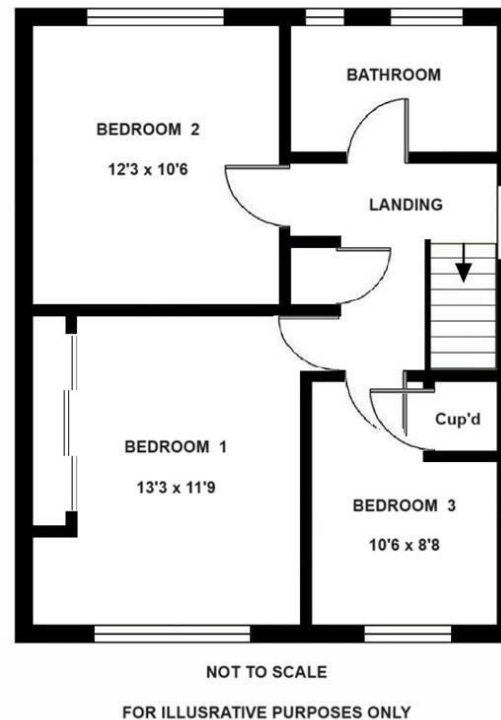
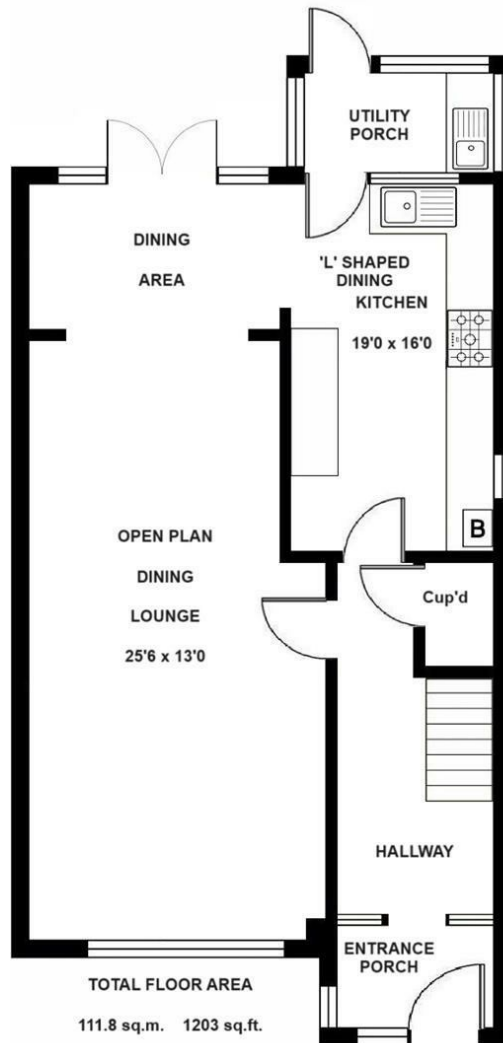
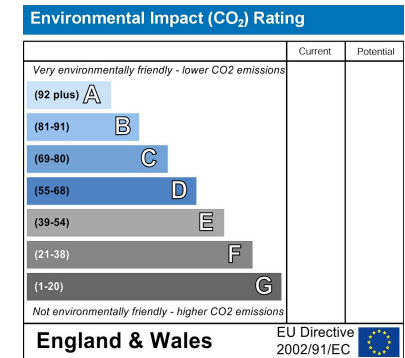
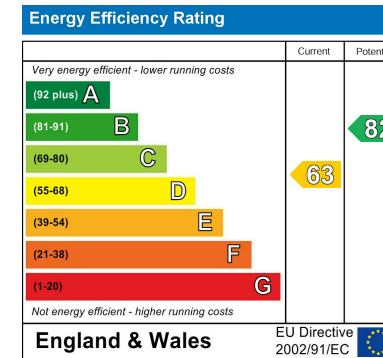
To the first floor there are three bedrooms, two being generous doubles and the master having fitted wardrobes, there is also a family bathroom including a pumped shower over a P shaped bath.

Outside there is considerable off road parking on the spacious driveway, with the extended original garage creating a useful workshop space. The rear garden looks out onto fields at the rear and has been landscaped for low maintenance, creating an attractive outdoor space linking back into the reception rooms.



DIRECTIONAL NOTE Leaving our Bingham office along Market Street turn right onto Long Acre and, at the traffic light junction with The White Lion pub, turn left onto Tithby Road. Continue up the hill and at the crossroads proceed, with care, straight over the A52 as signposted to Langar and Harby. Follow the road for several miles and upon reaching the village of Langar take the left turn signposted to Barnstone. Proceed into the village along Main Road and turn right into Park Road, where Number 51 will be found on the right hand side, clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9JF



Council Tax Band

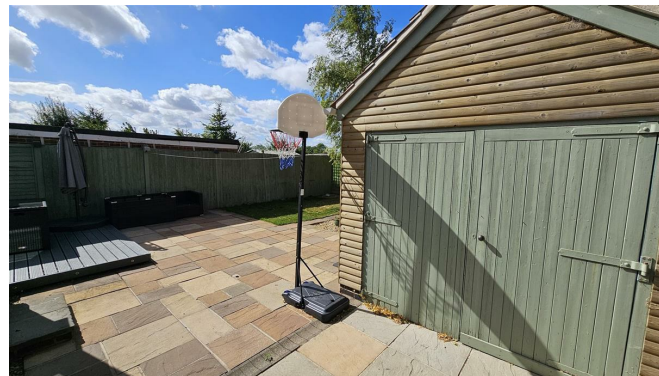
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Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including well regarded Primary School. The new Village Hall is fully open and hosting a variety of events to the benefit of this village community. There is a nearby Bus Stop with a regular service into Bingham and local villages. Further facilities can be found in the nearby market town of Bingham including range of shops, doctors and dentists, secondary schooling, leisure centre and railway station with links to Nottingham and Grantham. The village is conveniently located for the A52 and A46 with good road links to the A1 and M1.



OUTSIDE - REAR

To the rear of the property is a delightful enclosed garden benefitting from a south-westerly aspect with views across adjacent farmers' fields. Directly to the rear of the property is a raised timber deck leading onto a large paved terrace with shaped lawn and well stocked borders.





A contemporary woodgrain effect double glazed entrance door with sidelights lead into

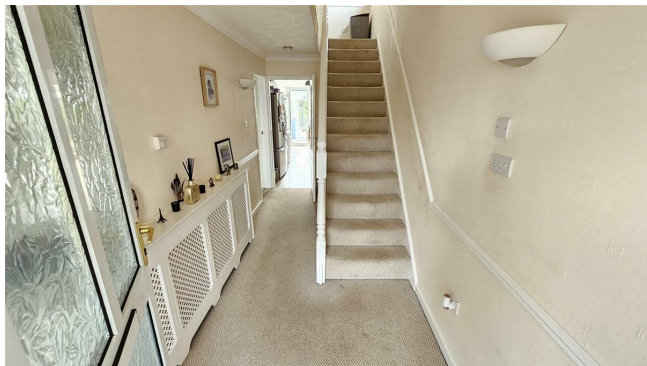
ENTRANCE PORCH

with a pitched ceiling, full height double glazed vertical lights, Karndean woodgrain effect flooring and UPVC double glazed door leading into

HALLWAY

15'0 x 6'3 (4.57m x 1.91m)

a spindle balustrade with useful alcove and storage cupboard beneath, central heating radiator concealed behind feature cover, two wall light points and door to





OPEN PLAN DINING LOUNGE

25'6 x 13'0 (7.77m x 3.96m)

A well proportioned L shaped reception with a large double glazed picture window to the front and this area is open-plan to a pitched roof extension at the rear creating a fantastic everyday living / entertaining space with double doors leading out into the rear garden.

SITTING AREA

with a wall mounted gas fire and a central heating radiator.

DINING AREA

further central heating radiator and large open doorway leading through into





LARGE DINING KITCHEN

19'0 x 16'0 (5.79m x 4.88m)

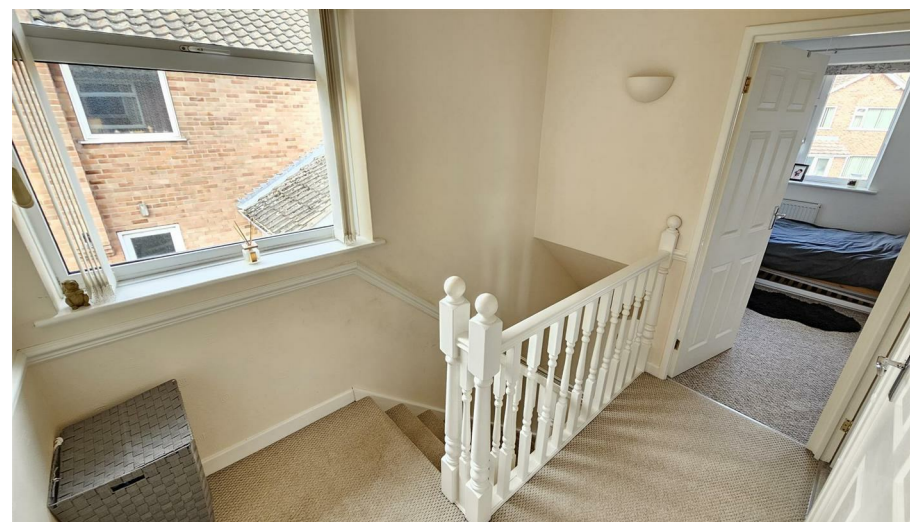
A well proportioned light and airy space benefitting from a south-westerly aspect across the garden and fields beyond. With a pitched roof, two Velux skylights and with a generous range of woodgrain effect base and drawer units, butchers' block effect laminate work surfaces, inset sink and drainer unit with chrome articulated mixer tap and tiled splashbacks, space for free standing gas or electric range, plumbing for dishwasher, ample room for free standing fridge freezer, upgraded Glow Worm gas boiler, oak effect Karndean flooring.

LIVING AREA

with a pitched roof with inset skylight, vertical contemporary radiator, continuation of the Karndean flooring and double doors leading out into the rear garden.

UTILITY PORCH

with a laminate work surface, inset stainless steel sink and drainer unit, plumbing for washing machine and space for tumble drier, continuation of the Karndean flooring, pitched polycarbonate roof, UPVC double glazed windows and single French door leading out into the garden.





FIRST FLOOR LANDING

access to loft space, UPVC double glazed window to the side, built-in airing cupboard housing the hot water cylinder and door to

BEDROOM 1

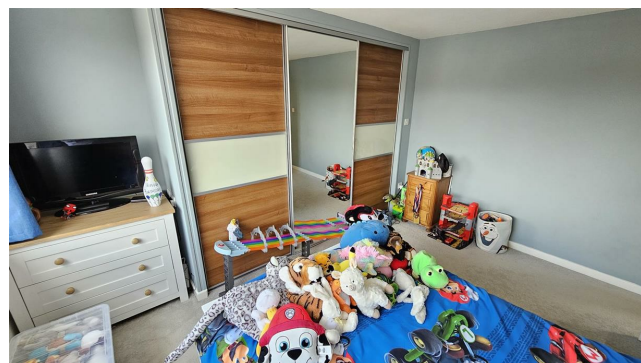
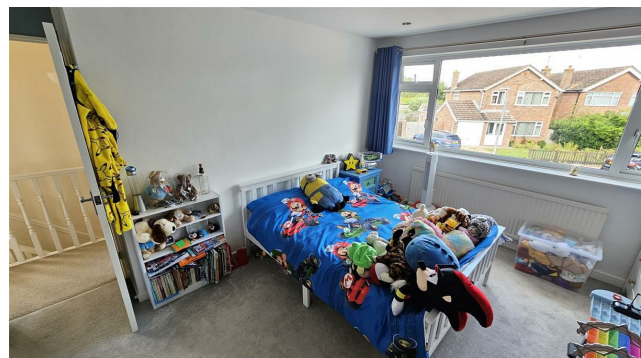
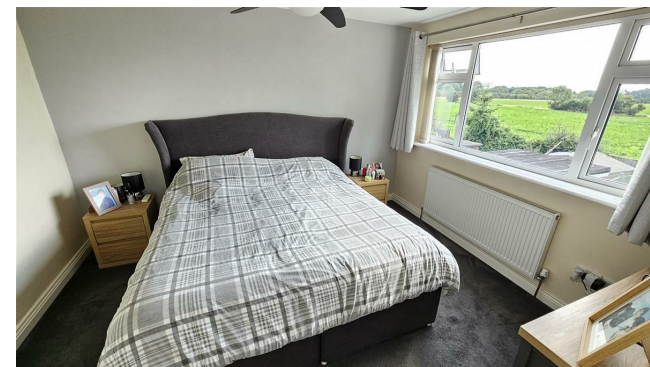
13'3 x 11'9 (4.04m x 3.58m)

with a large double glazed picture window to the front, fitted wardrobes with sliding door fronts, central heating radiator, inset downlighters to the ceiling.

BEDROOM 2

12'3 x 10'6 (3.73m x 3.20m)

with a south-westerly aspect with far reaching views across adjacent fields and with a central heating radiator and UPVC double glazed window.





BEDROOM 3

10'6 x 8'0 (3.20m x 2.44m)

An L shaped room with a large built in overstairs storage cupboard, central heating radiator and UPVC double glazed window to the front.

BATHROOM

with a shower bath featuring a curved glass screen and chrome mixer tap, wall mounted Mira pumped shower, low flush W.C., wall mounted wash basin, tiled walls and floor, vertical contemporary dual fuel towel radiator, two UPVC double glazed windows to the rear.

OUTSIDE - FRONT

The property occupies a pleasant plot set back from the close with a large, open plan gravel driveway and adjacent shrub borders, a pair of timber gates lead onto a further driveway to the side with paved car standing and lead to the extended garage/workshop.



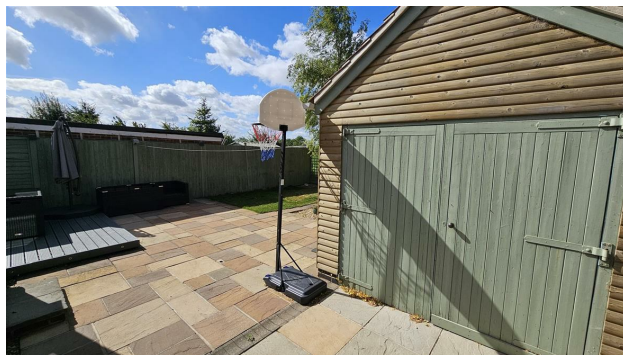
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GARAGE / WORKSHOP

23'0 x 12'6 (7.01m x 3.81m)

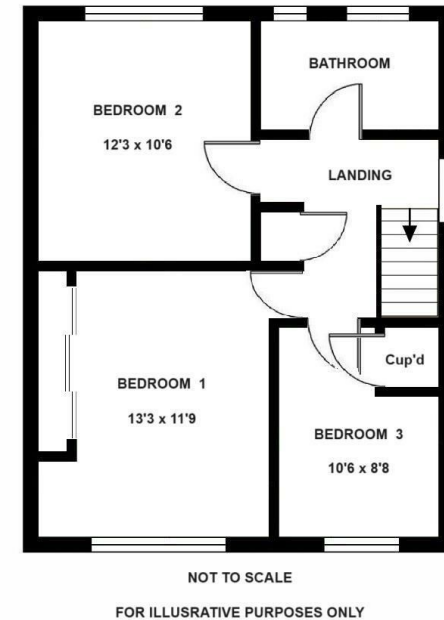
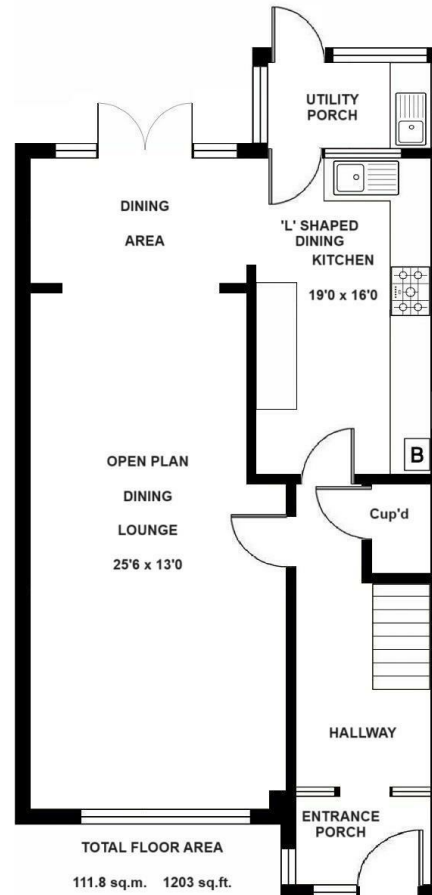
Of brick and timber construction with pitched pantiled roof, timber ledge and brace doors with additional courtesy door to the side and double glazed window to the rear, power and light.





OUTSIDE - REAR

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Steve Pritchett

Please contact us for a FREE discussion on our services

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