

**FOR SALE**

**01949 87 86 85**

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11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**5 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9FD**

**£375,000**

## 5 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FD

Beautifully presented detached bungalow in this well regarded village to the east of Bingham. The style of the interior is well matched by the equally delightful front and rear gardens. Indeed this is a property in ready to move into condition for one lucky purchaser with recent upgrades to the kitchen and shower room, new central heating boiler (Worcester Bosch Greenstar 2000 with a 15 year guarantee) and a smart meter.

The gas centrally heated interior benefits from double glazing and offers spacious accommodation and a very large double garage to the fore which is ideal for those who require plenty of storage.

The layout of the bungalow allows buyers to choose one of the two layout options; either a 2 bedroomed bungalow with a large separate dining room or a 3 bedroomed home for those who require the additional sleeping arrangements.

The property is situated on a very established road of similarly styled bungalows within this very desirable village, just a few minutes drive of the local market town of Bingham where there is a wide range of shopping available. Whatton in the Vale is well located for easy access to the A52 & A46 which, in turn, provide access to the major surrounding commercial centres.

In all, this is a home of space and style which is worthy of an early internal inspection. Past experience has shown that these bungalows prove extremely popular with purchasers so don't miss out.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. At the T junction, turn left onto the A52. Pass the turning on the left to Hawksworth and Scarrington. Pass the slip road turning to Whatton and Aslockton. Turn next left as directed to Whatton in the Vale. At the Village Green, bear left into Conery Lane and then turn second right into Conery Gardens where the property can be found on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

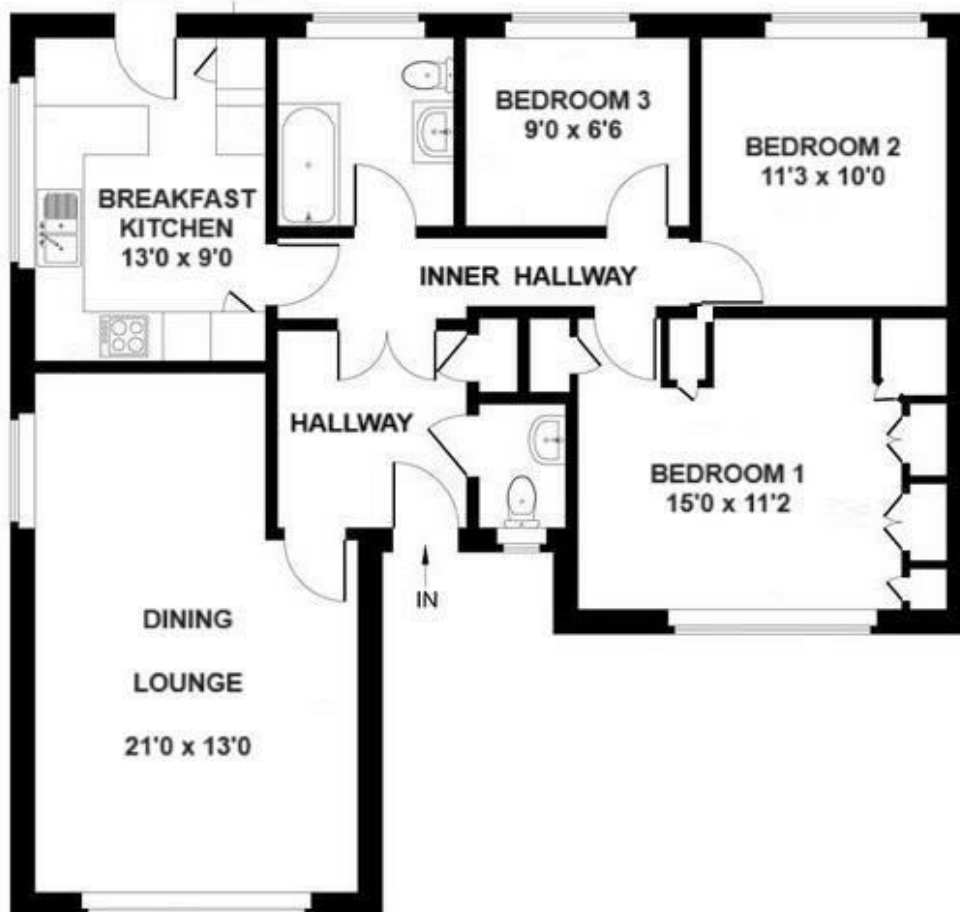
**For Sat Nav use Post Code:** NG13 9FD

Council Tax Band

**E**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



**NOT TO SCALE**

Approximate internal areas

Bungalow = 89 sq.m / 957 sq.ft

Garage = 22 sq.m / 242 sq.ft

**TOTAL = 111 sq.m 1199 sq.ft**





### **OUTSIDE - FRONT**

Set back from the road, the property is approached by a large block paved driveway with parking several vehicles and a detached double garage. The front garden is laid to lawn, with hedge borders and various plants.

### **OUTSIDE - REAR**

To the rear of the property is a well-designed private garden with patio seating area and lawn, bordered by mature shrubs and plants. The perfect vantage point to see the Old Windmill in the adjacent garden.





Double glazed entrance door into the

**RECEPTION HALLWAY**

Tiled flooring, central heating radiator, door to storage cupboard and door to

**DINING LOUNGE**

21'0 x 13'0 (6.40m x 3.96m) with central heating radiators and a double glazed window to the side and one overlooking the front garden. Wood effect flooring and a feature fireplace.





### **BREAKFAST KITCHEN**

13'0 x 9'0 (3.96m x 2.74m)

with a central heating radiator and a double glazed window overlooking the side garden and a double glazed door to the rear garden. A combination of wall mounted and base fitted units with rolled edge work surfaces, inset one and a quarter sink and drainer unit with mixer tap over, integrated electric hob with extractor hood over and an electric double oven, plumbing and space for washing machine, fridge and freezer and wooden flooring.



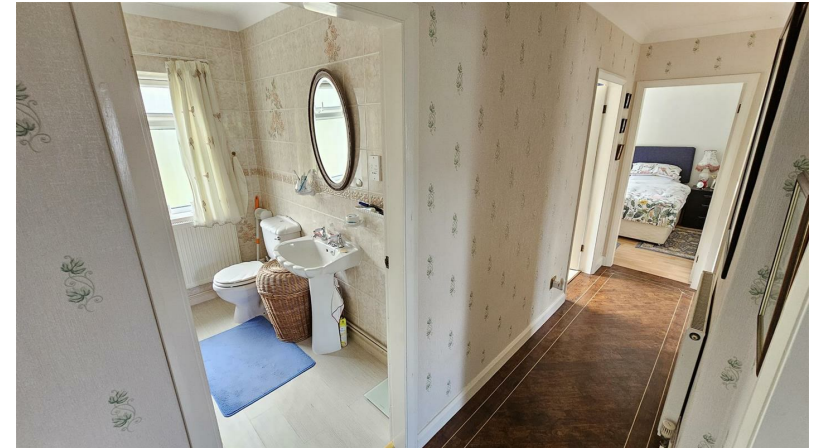


**CLOAKROOM**

Low flush W.C., wash hand basin, a central heating radiator and a double glazed window to the front.

**INNER HALLWAY**

with a central heating radiator, Amtico flooring and doors to the





### **BEDROOM 1**

15'0 x 11'2 (4.57m x 3.40m)  
with a central heating radiator and a double glazed window overlooking the front garden. A range of wardrobes with both shelving and hanging. Recessed lighting and wood effect flooring.

### **SHOWER ROOM**

a walk-in shower area with both handset and rainwater fittings, low flush W.C., wash basin. Double glazed window to the rear. Chrome towel radiator.







**BEDROOM 2**

11'3 x 10'0 (3.43m x 3.05m)  
with a central heating radiator and a double  
glazed window overlooking the rear garden.  
Wood effect flooring.

**BEDROOM 3 / HOME OFFICE**

9'0 x 7'6 (2.74m x 2.29m)  
with a central heating radiator and a double  
glazed window overlooking the rear garden.  
Carpeted flooring.





### **OUTSIDE - FRONT**

Set back from the road, the property is approached by a large block paved driveway with parking several vehicles and a detached double garage. The front garden is laid to lawn, with hedge borders and various plants. DOUBLE GARAGE 17'0 x 14'3 with electric up and over double door, double glazed window to the side aspect, double glazed rear personnel door and plumbing for washing machine. Side gated access leads to the





**OUTSIDE - REAR**

To the rear of the property is a well-designed private garden with patio seating area and lawn, bordered by mature shrubs and plants. The perfect vantage point to see the Old Windmill in the adjacent garden.





Steve Pritchett

Please contact us for a FREE discussion on our services

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