

FOR SALE

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**37 TITHBY ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8GP**

£850,000

37 TITHBY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8GP

This beautiful family home was created by the very reputable Alan Surgay Homes in 2012, with close attention to detail incorporating fittings of the highest specification; which can be seen during your viewing.

Constructed of Clumber Buff local bricks beneath a natural slate roof and features double glazed bespoke windows with Pilkington K glass sealed units. There are pvc soffits and fascias, a gas fired wall mounted balanced flue condensing boiler with a megaflow unvented mains pressure insulated hot water cylinder, underfloor heating on the ground floor and radiators with TRVs.

Occupying a good-sized plot with brick pillared entrance leading on to a block paved drive providing plenty of parking and access to the double garage. To the front, side and rear of the property there is a landscaped garden featuring lawn with shrub and flower borders and extensive patio for those who enjoy al fresco dining during those balmy summer evenings.

The property enjoys open views at the rear over towards the old part of Bingham Town Centre, St Mary's Church and the wooded Linear Walk.

The versatile layout features a large reception hall with oak effect flooring, all ground floor internal doors are oak with painted doors to the first and second floors. From the hallway there is access to the beautiful breakfast kitchen which has been fitted with very modern high gloss cabinets with Ebony Starburst quartz granite worktops. A large island unit with Corian finish.

From the breakfast kitchen there is access to a garden room / conservatory with a solid roof making it a usable reception room all year round. A large lounge with modern Gazco fire, and a separate dining room at the front of the property which could also be used as a family/day room. There is also access to the ground Home Office, together with a fitted cloaks cupboard, ground floor cloakroom and useful utility room.



There are four double bedrooms on the first floor with en-suites washing facilities to both the Master Bedroom and the guest suite, in addition to the family bathroom. There are two further bedrooms on the second floor which lend themselves to a variety of uses for teenagers, offices etc.

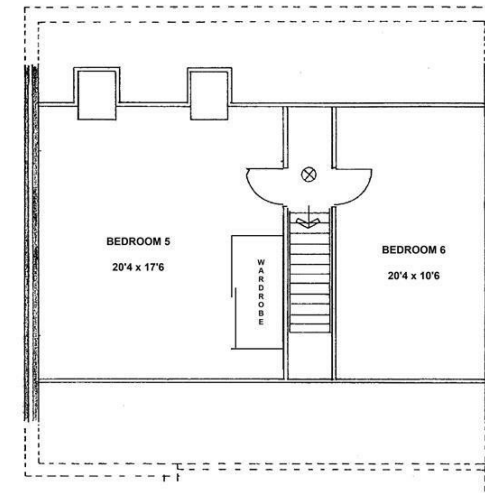
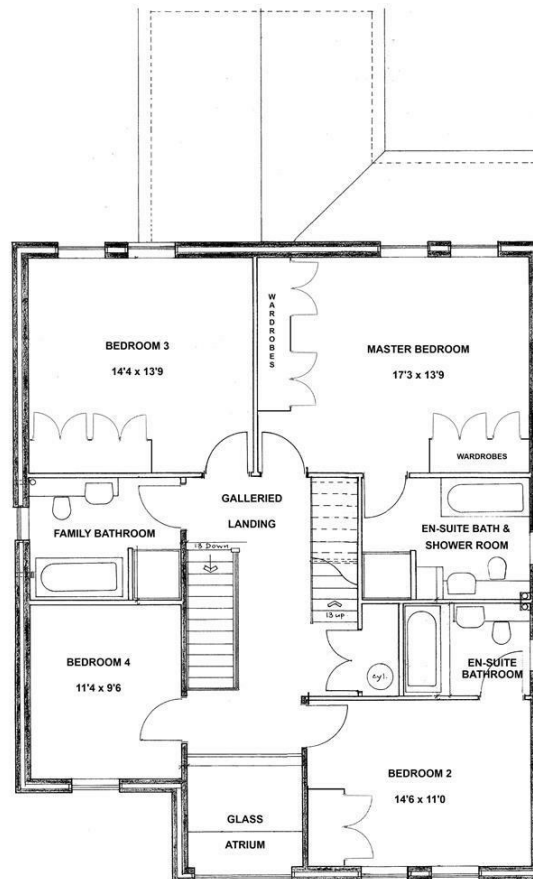
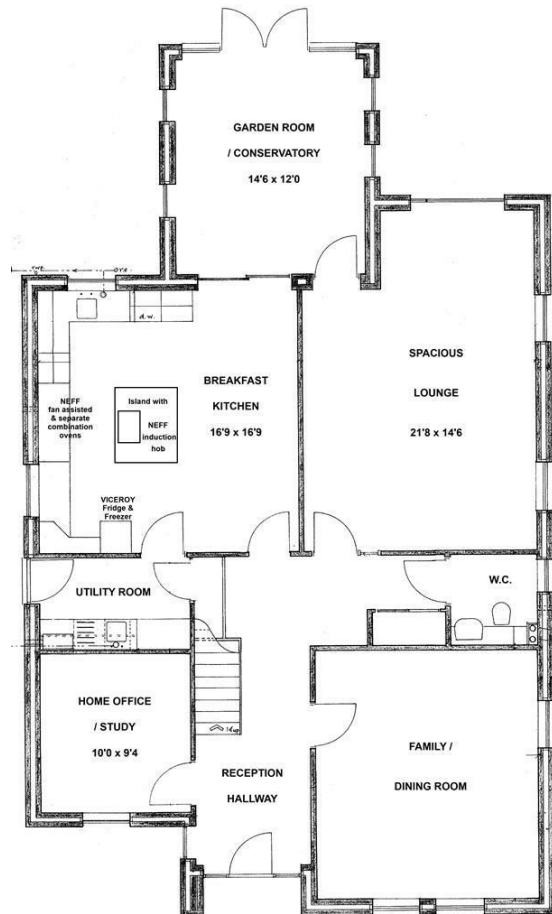
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham 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! 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.

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

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

Council Tax Band





A canopied front entrance with solid oak door, tiled floor and light, leads through to the

RECEPTION HALLWAY

with oak flooring and bespoke glass and timber staircase rising to the first floor.

BREAKFAST KITCHEN

16'9 x 16'9 (5.11m x 5.11m)

Featuring a range of bespoke Burbidge cabinets in high gloss with Ebony Starburst quartz granite worktops, Franke under mounted one and half bowl sink with swan neck mixer tap. A large feature island unit with Corian finish incorporating a Neff induction hob with chimney extractor over, other appliances include Viceroy dishwasher, Neff built in fan assisted oven, adjacent Neff combination oven with warming drawer. There is a Viceroy integral fridge and freezer, recessed lighting and oak flooring.





UTILITY ROOM

9'6 x 6'0 (2.90m x 1.83m)

a Franke single drainer sink unit with swan neck tap, fitted work surface with cupboards and drawers, space for washing machine and tumble drier, Vaillant gas fired central heating boiler, tiled flooring, cupboard housing controls for the underfloor heating and oak door to the exterior.

GARDEN ROOM / CONSERVATORY

14'6 x 12'0 (4.42m x 3.66m)

double doors opening out on to the rear patio, underflooring heating with thermostat, oak flooring and two wall lights. This room has a vaulted tiled roof making it a usable reception room all year round.





SPACIOUS LOUNGE

21'8 x 14'6 (6.60m x 4.42m)

A light and airy room having a modern Gazco wall mounted fire, bespoke ceiling coving, architraves and skirtings, four wall lights and three windows.

CLOAKROOM / W.C.

with a two piece suite by Utopia comprising wash hand basin with cupboard beneath, low level W.C., recessed lighting and mirror above the basin, chrome heated towel rail and oak flooring. Double glazed window to the side.





FAMILY / DINING ROOM

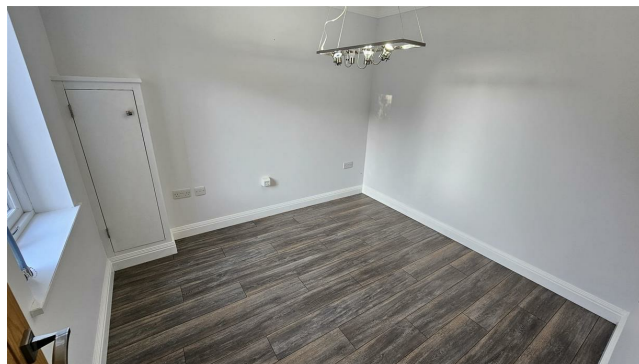
15'9 x 14'3 (4.80m x 4.34m)
with double glazed windows to the side and front.

HOME OFFICE / STUDY

10'0 x 9'4 (3.05m x 2.84m)
bespoke ceiling coving, cupboard housing the electrical consumer unit and double glazed window to the front.

GALLERIED LANDING

recessed lighting, airing cupboard housing the Megaflow unvented mains pressure insulated hot water cylinder. There is a further built-in cupboard and a central heating radiator. A feature glazed Atrium area to the front.





MASTER BEDROOM

17'3 x 13'9 (5.26m x 4.19m)

The measurement includes the depth of the fitted wardrobes, with two windows to the rear elevation and two central heating radiators.

EN-SUITE BATH & SHOWER ROOM

Again by Utopia and featuring a deep panelled bath, large corner shower unit with rainwater head, wash hand basin with mirror and light, low level W.C. with enclosed cistern, heated chrome towel rail, recessed lighting and tiled floor.





BEDROOM 2 / GUEST SUITE

14'6 x 11'0 (4.42m x 3.35m)

with a central heating radiator, two double wardrobes, two double glazed windows, coved ceiling and light point.

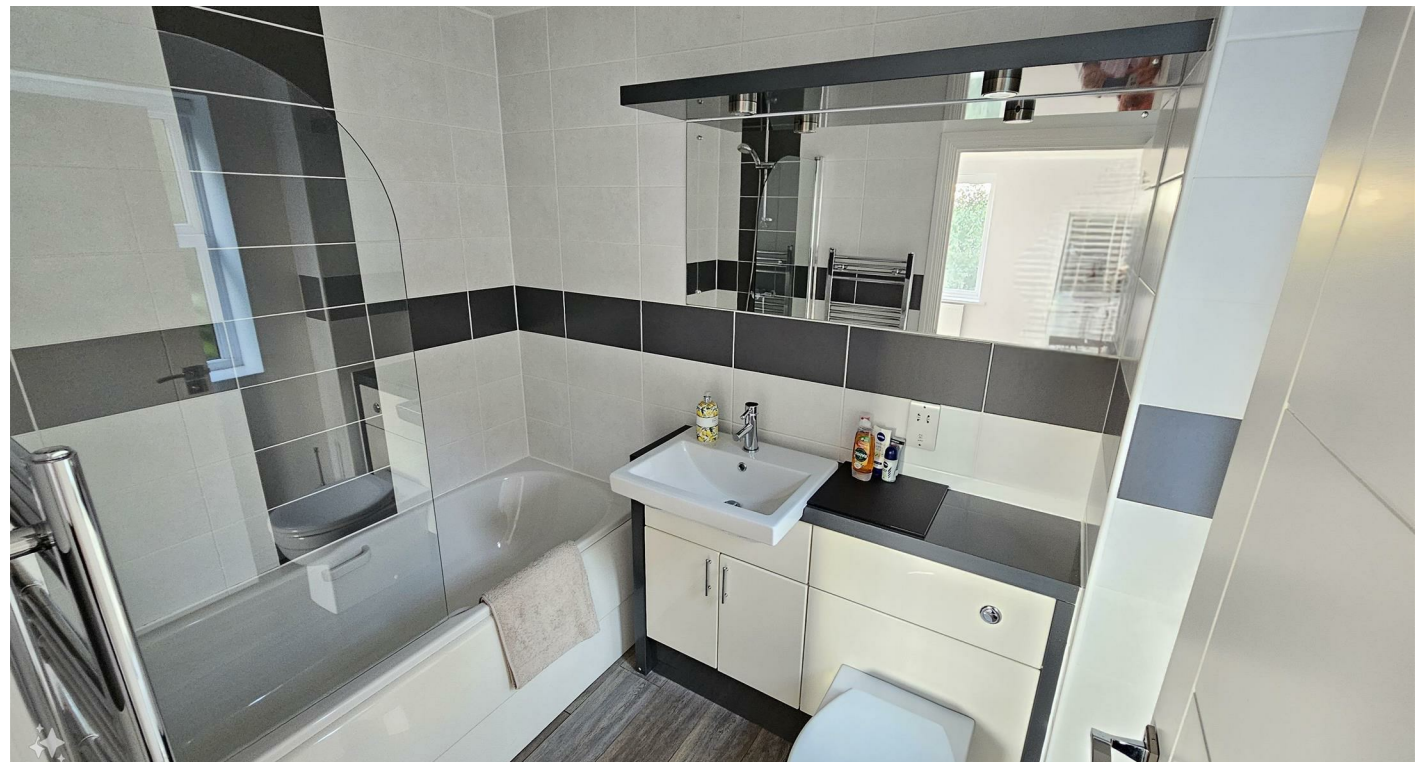
EN-SUITE BATHROOM

Featuring panelled bath with shower over and screen, low level W.C. with enclosed cistern, wash hand basin with mirror and light, tiled floor.

BEDROOM 3

14'4 x 13'9 (4.37m x 4.19m)

with two central heating radiators, two fitted double wardrobes with hanging rail and shelving, large loft access, two double glazed windows, coved ceiling and light point.





BEDROOM 4

11'4 x 9'6 (3.45m x 2.90m)

with a central heating radiator, coved ceiling and light point.

FOUR PIECE SUITE FAMILY BATHROOM

Featuring high quality sanitary-ware with deep panelled and double ended bath and large walk-in shower with deluge shower head, low level W.C. with enclosed cistern, wall mounted wash hand basin with cabinet beneath, mirror and light, tiled floor.



From the first floor landing, a carpeted staircase rises to the second floor with doors to





BEDROOM 5

20'4 x 17'6 (6.20m x 5.33m)

A huge room with two velux windows, central heating radiator, two light points and loft access with timber folding down ladder. A fitted wardrobe.

BEDROOM 6

20'4 x 10'6 (6.20m x 3.20m)

with access to the eaves, two windows to the gable end and a central heating radiator.

OUTSIDE - FRONT

From Tithby Road a brick pillared entrance provides access onto a block paved driveway with exterior lighting, the driveway provides parking for several vehicles and access to the DOUBLE GARAGE (17'9 x 17'4) with a remote controlled door, equipped with both power and light. There is a door at the rear leading to the side of the property.





OUTSIDE - REAR

Gated access to the side, leading to the rear garden features an extensive patio area leading onto a turfed lawn with flower and shrub borders, enclosed on three sides with timber fencing. The garden enjoys open views towards the old part of Bingham and the Linear Walk. The property overlooks the large grassed area ensuring a high degree of privacy.





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

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akerspritchett.com

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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!