

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**9 SHELFORD DRIVE, BINGHAM,
NOTTINGHAM, NOTTINGHAMSHIRE
NG13 8FS**

£260,000

*** OPTION 3 SCHEME *** Please note that this property is being sold under our unique OPTION 3 SCHEME and we would ask you to contact our office on 01949 87 86 85 to have the Scheme explained to you fully to avoid any disappointment.

9 SHELFORD DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8FS

“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

Young families seeking an affordable three bedroom property should look no further than 9 Shelford Drive! This delightful semi-detached home offers gas centrally heated and double glazed accommodation less than 15 minutes' walk from Bingham Market Place.

The property has been exceptionally well maintained and enhanced by the present occupiers and provides good sized accommodation for growing families or, indeed, couples who enjoy having friends to stay over... or those looking to downsize... and sensibly priced to secure a speedy sale.

The recently landscaped gardens to the rear are the perfect suntrap with a westerly facing aspect to ensure plenty of afternoon and evening summer sunshine for those who enjoy al fresco dining and entertaining in complete privacy.

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 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.

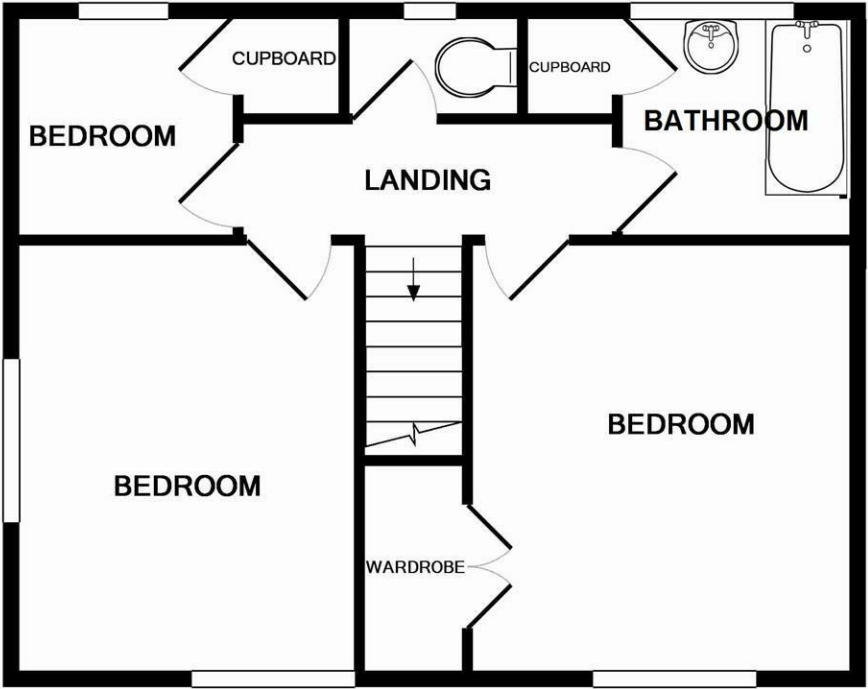
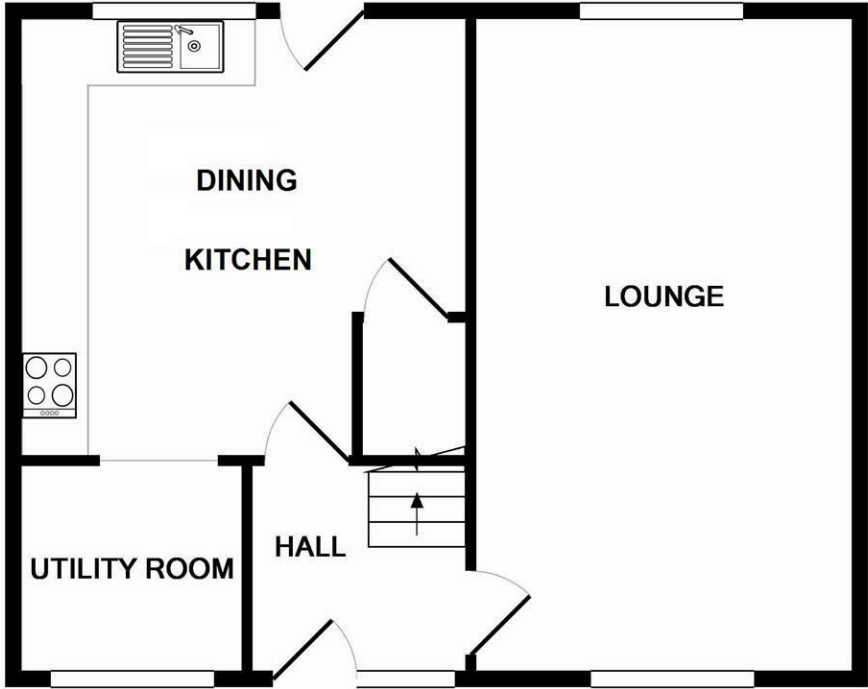
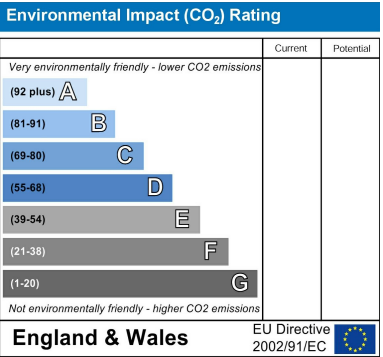
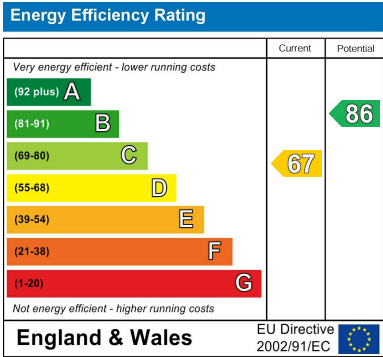


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Follow the road round the bend. Turn right into Garden Road. At the T junction turn left into Carnarvon Place. Turn right into Shelford Drive where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

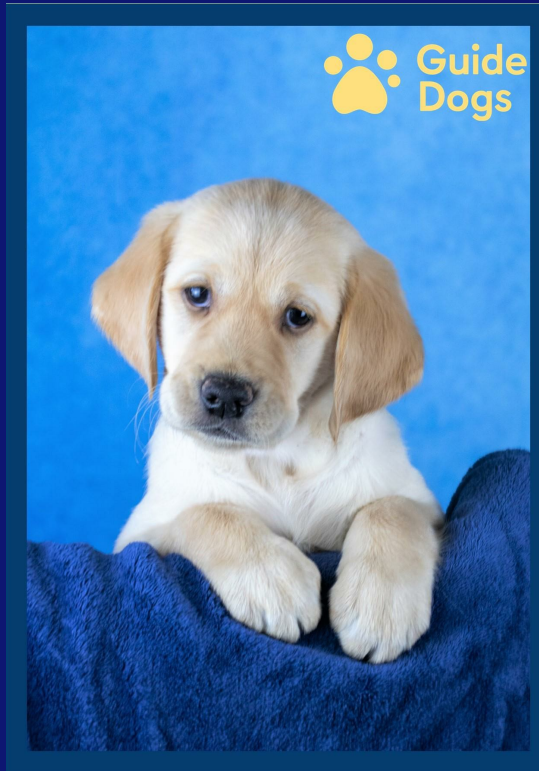
For Sat Nav use Post Code: **NG13 8FS**

Council Tax Band

B



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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at




Find us on Facebook

Hammond Property
Services Bingham



Follow us on Twitter

@HammondProperty

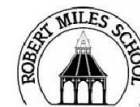


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year for this extremely important Charity.

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
ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email sponsorship@hammondpropertyservices.com



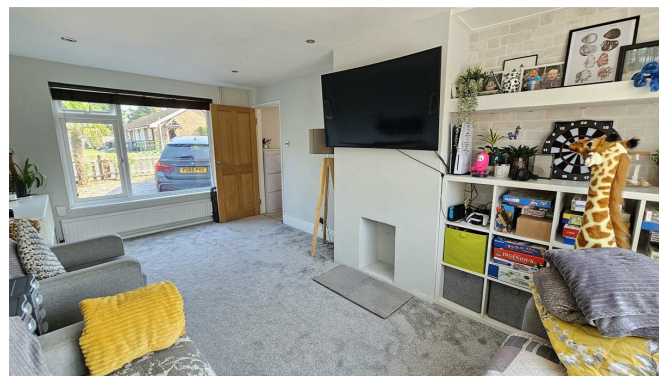
Double glazed entrance door and side double glazed window

RECEPTION HALL

with stairs to the first floor. Central heating radiator.

LOUNGE

18'6 x 10'3 (5.64m x 3.12m)
with double glazed windows to front and rear.
Central heating radiators. Recessed lighting.





DINING KITCHEN

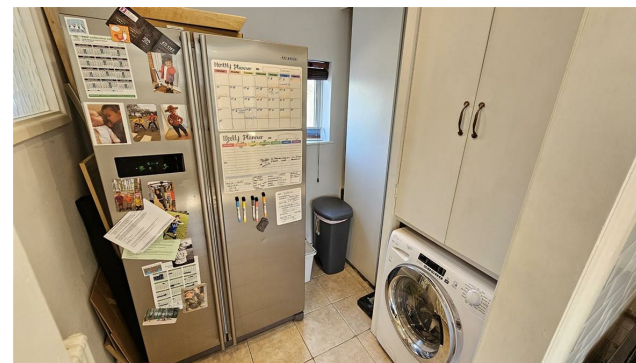
14'4 x 12'0 (4.37m x 3.66m)

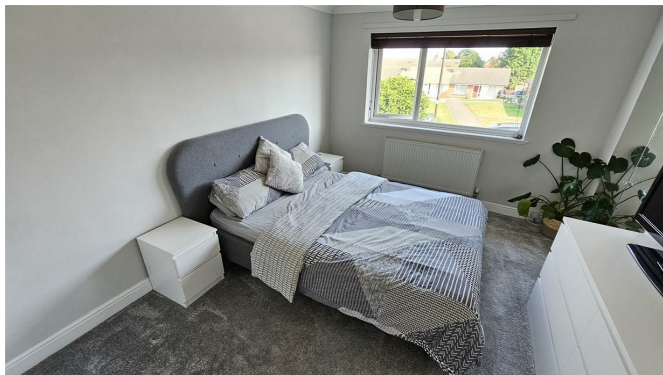
Recently installed - with work surfaces to two sides with drawers and cupboards under. Single drainer sink unit, with swan neck mixer tap. Double glazed windows and double glazed door to the rear garden. Central heating radiator. Slate tile flooring. Under stairs cupboard. Complementary tiling to the wals. Cooking range.

UTILITY ROOM

7'4 x 6'0 (2.24m x 1.83m)

with tiled flooring, double glazed window, cupboards and central heating radiator. Wall mounted gas fired combi-boiler. Plumbing for the washing machine.





LANDING

with shelved airing cupboard. Recessed lighting.

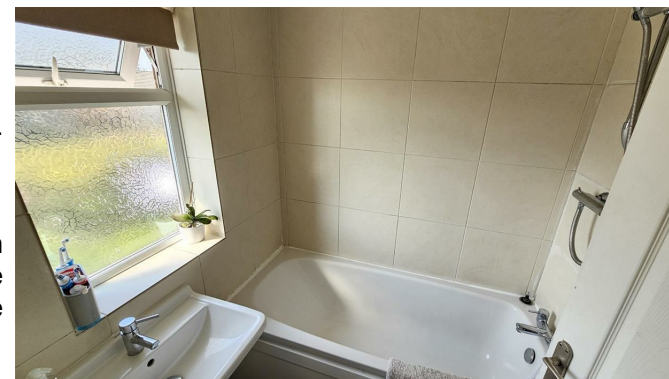
BEDROOM 1

12'0 x 10'2 (3.66m x 3.10m)

with double glazed window. Central heating radiator. Mirror fronted wardrobes.

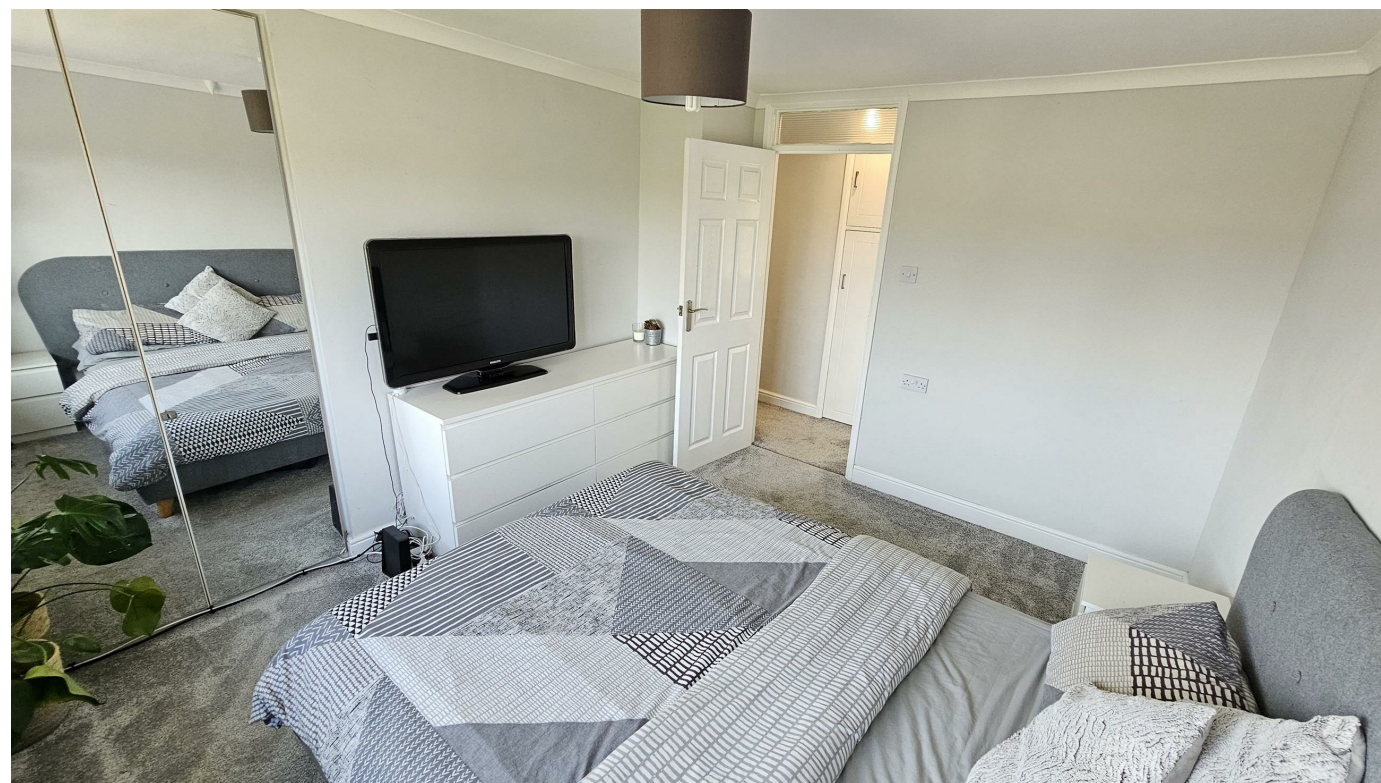
BATHROOM

panelled bath with shower over, wall mounted wash basin. Tiled walls and floors and recessed lights. Double glazed window. Towel radiator. Useful built in storage cupboard.



SEPARATE W.C.

with low flush W.C. Tiled floor. Double glazed window.



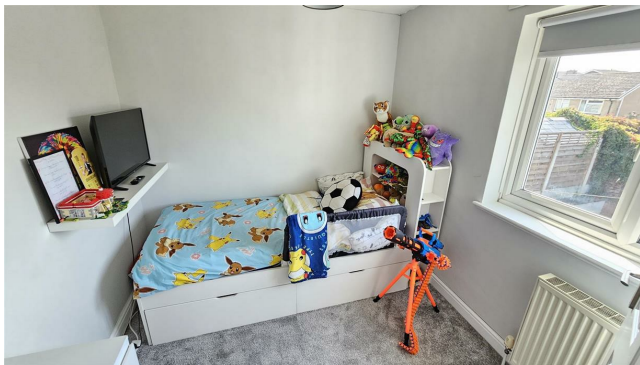
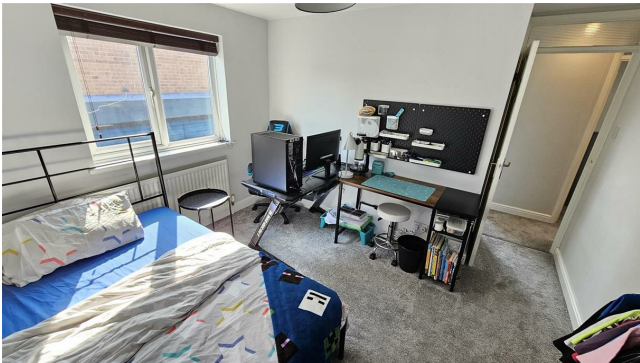


BEDROOM 2

11'0 x 9'8 (3.35m x 2.95m)
with double glazed windows. Central
heating radiator. Loft access.

BEDROOM 3

8'0 x 8'0 (2.44m x 2.44m)
with double glazed window. Central
heating radiator. Built in cupboard.



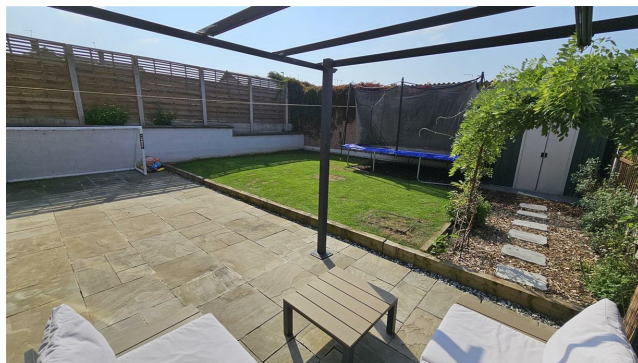


OUTSIDE - FRONT

To the fore of the property is a neat landscaped garden with mature shrubs and off street car standing space for three vehicles on the gravelled driveway. To the side is a useful timber clad area providing secure and covered storage.

OUTSIDE - REAR

The recently landscaped gardens to the rear are the perfect suntrap with a westerly facing aspect to ensure plenty of afternoon and evening summer sunshine for those who enjoy al fresco dining and entertaining in complete privacy. Landscaped for ease of maintenance and consists an extended large patio area, large timber covered area, an area of planting with mature shrubbery and bark chippings. Sensibly, an outside tap has been fitted and a garden shed completes the area to the rear.





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!

