

FOR SALE

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**APPLE TREE COTTAGE 22 DARK LANE,
WHATTON IN THE VALE,
NOTTINGHAMSHIRE NG13 9FE**

GUIDE PRICE £262,500

APPLE TREE COTTAGE 22 DARK LANE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FE

An attractive cottage style three bedroom home occupying a pleasant elevated position overlooking a sports field with paddocks beyond, in this highly regarded edge of Vale village.

The property combines the attractive aesthetics expected with a more traditional home with the benefits and efficiency of modern construction and contemporary fixtures and fittings. Constructed in 2011 the property offers approximately 814 sq ft of internal accommodation comprising entrance hall, cloakroom, breakfast kitchen appointed with a generous range of units and integrated appliances, open plan lounge dining room with double doors leading out into the rear garden. To the first floor there are three bedrooms, ensuite to the master and a separate family bathroom.

Bedroom 3 is now fitted with wardrobes to create the perfect Dressing Room, however, if removed, this would be an ideal single bedroom or Home Office. A Vaillant Ecotec boiler has been fitted recently.

The property is likely to appeal to a wide audience, particularly those making use of the local school's excellent reputation, as well as possibly those looking to downsize requiring a well presented modern home within a pleasant village location.

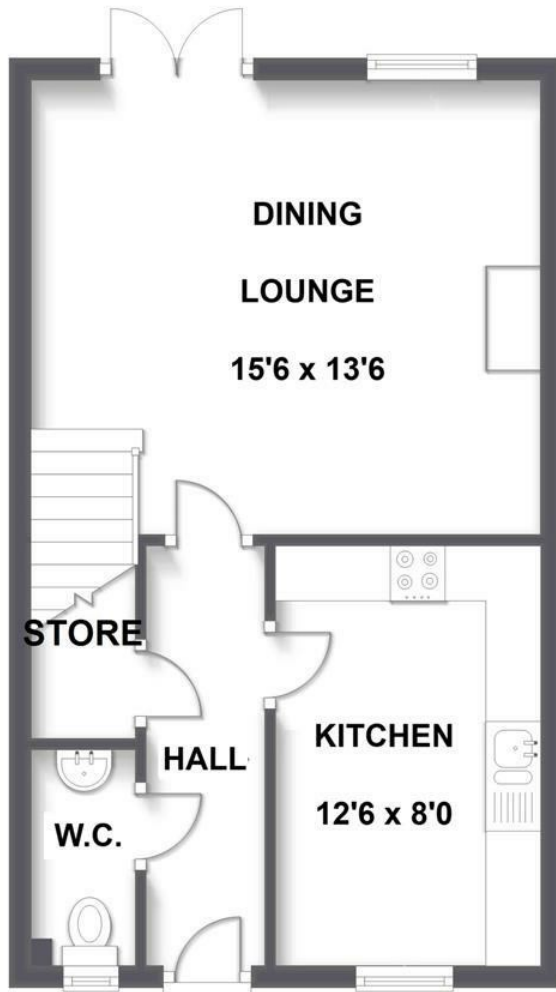
Set back from Dark Lane with a very pleasant aspect to the front and an enclosed rear garden that has been landscaped to take advantage of the southerly aspect, with plenty of mature shrubs and a greenhouse. Off road parking parking is accessed via the adjacent Cottage Avenue.

The local village of Aslockton boasts a vibrant community and has a variety of amenities including a train station within walking distance, with direct links to Nottingham in 20 minutes. The market town of Bingham is just 6 minutes down the road and Nottingham city centre just 13 miles, or 30 minutes by car, west of Aslockton. There is also a Village Church, St Thomas' and adjacent Village Hall, local Pub; the venue for many local activities, excellent sports facilities with cricket and football pitches.



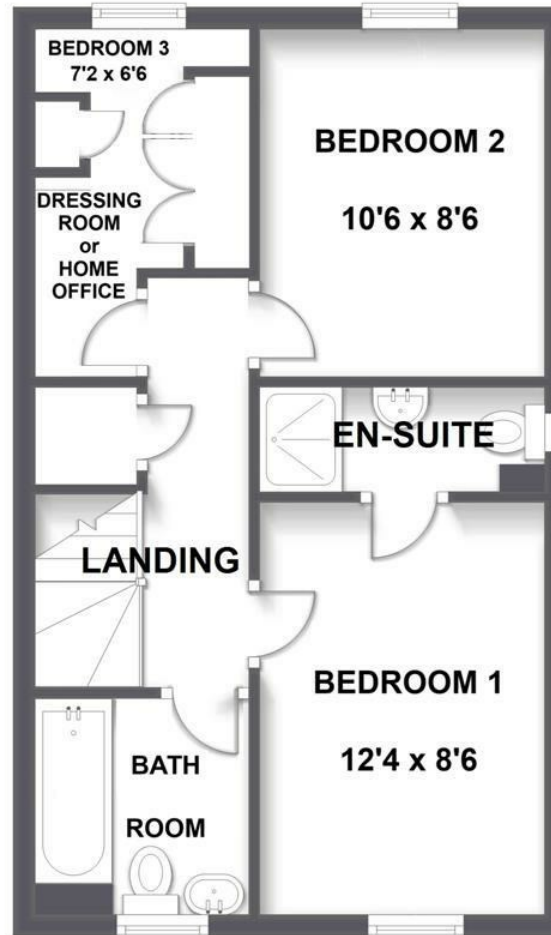
GROUND FLOOR

APPROX. 37.9 SQ. METRES (407.5 SQ. FEET)



FIRST FLOOR

APPROX. 37.7 SQ. METRES (406.0 SQ. FEET)



TOTAL AREA: APPROX. 75.6 SQ. METRES (813.6 SQ. FEET)

DRAWINGS NOT TO SCALE & FOR ILLUSTRATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92 plus) A			
(81-91) B		78	
(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	

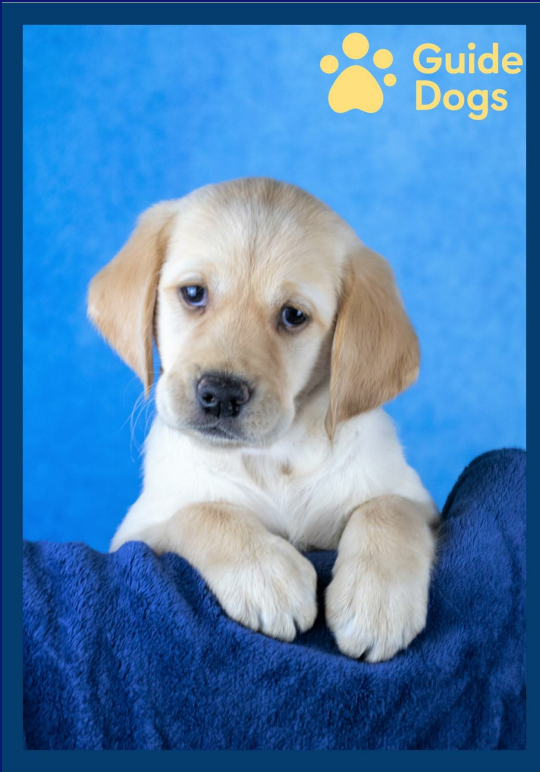
Council Tax Band

B

N.B. THE PROPERTY IS BEING OFFERED WITH NO CHAIN

The property is located within a short drive to Bingham town centre that provides a wide range of local amenities & a range of boutiques, shops, pubs and restaurants. Bingham hosts a number of schools such as Robert Miles and Carnarvon Primary Schools along with Toot Hill Secondary School. Public transport is well catered for, along with the A46 North & South & A52 East & West giving great links into Nottingham, Leicester & Grantham as well as the A1 North & South. Aslockton Train station is a two minute walk from the front door and also provides quick access to Grantham Train Station that allows access to London Kings Cross in just over an hour.

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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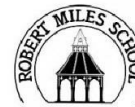
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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

Composite and double glazed entrance door into the

HALLWAY

wood effect laminate flooring, central heating radiator, understairs storage cupboard and door to

BREAKFAST KITCHEN

12'6 x 8'0 (3.81m x 2.44m)

with a pleasant view to the front across Dark Lane and the sports field beyond. A compact fitted kitchen having an extensive range of base storage units with high grade work surface areas having an inset AEG stainless steel four ring hob and electric oven. Circular stainless-steel wash bowl with separate circular draining sink. Full height CDA refrigerator - freezer with separate full height larder store. High level range of wall cabinets with canopied extraction fan- lighting unit and concealed worktop lighting. Central heating radiator.

Recess/connections for washing machine and dishwasher.





CLOAKROOM / W.C.

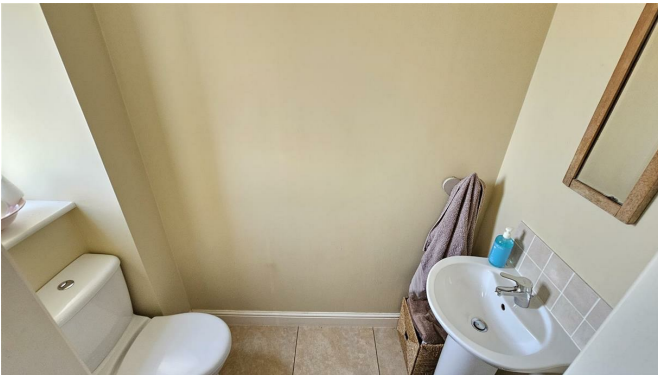
Fitted with a two piece suite comprising a low flush W.C., pedestal wash hand basin, tiled splashback, extractor fan, central heating radiator, tiled floor, UPVC double glazed window to the front.

DINING LOUNGE

15'6 x 13'6 (4.72m x 4.11m)

A pleasant light and airy reception benefitting from windows to the rear elevation and double doors leading out into the patio area of the rear garden, continuation of the oak effect flooring, central heating radiator and UPVC double glazed window.

A spindle balustrade turning staircase rises to the





FIRST FLOOR LANDING

with access to loft space, built-in overstairs Airing Cupboard with a recently installed Vaillant Ecotec plus 825 gas central heating boiler and linen storage.

BEDROOM 1

12'4 x 8'6 (3.76m x 2.59m)

A well proportioned double bedroom benefitting from en-suite facilities as well as delightful open view to the front across the neighbourig Village Green, central heating radiator, UPVC double glazed window and door into

EN-SUITE SHOWER ROOM

a three piece suite comprising shower enclosure with bi-fold door, wall mounted shower mixer with independent handset over, low flush W.C., pedestal wash hand basin, tiled splashbacks, slate effect tiled floor, chrome contemporary towel radiator and UPVC double glazed window.





BEDROOM 2

10'6 x 8'6 (3.20m x 2.59m)

A further double bedroom overlooking the rear garden, central heating radiator and UPVC double glazed window.

BATHROOM

a contemporary three piece suite comprising panelled bath with chrome mixer tap and integrated shower handset, low flush W.C., pedestal wash hand basin, slate effect tiled floor, tiled splashbacks, chrome contemporary towel radiator, extractor fan and a UPVC double glazed window to the front.

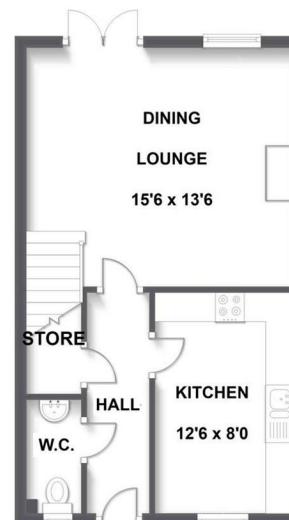
BEDROOM 3 / DRESSING ROOM / HOME OFFICE

7'2 x 6'6 (2.18m x 1.98m)

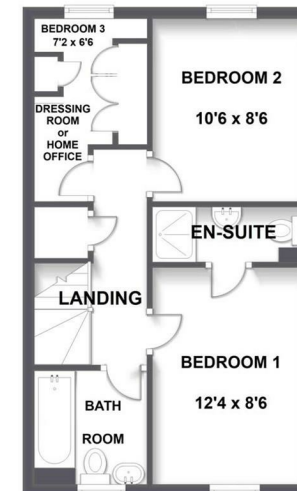
Originally designed as a single bedroom but has been fitted to create a walk-in dressing room with integrated furniture, full height wardrobes, complementing tall boy unit, open shelved storage, central heating radiator, UPVC double glazed window to the rear.



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OUTSIDE - FRONT

The property occupies a pleasant elevated position set back from the road behind grassed frontage with pathway and steps to the front door, overlooking the Village Green and paddocks beyond.

OUTSIDE - REAR PARKING

The parking area is accessed off Cottage Avenue to the side of the run of properties.





OUTSIDE - GARDENS

A pleasant mainly lawned garden enclosed to all sides by picket and panel fencing, flagstone terrace and pathway leading to the foot of the garden where there is access out onto the parking area with allocated parking for the property. The rear garden has been landscaped to take advantage of the southerly aspect, with plenty of mature shrubs and a greenhouse. The patio area is the perfect vantage point for those who enjoy al fresco dining during those balmy summer evenings.





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



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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!