

FOR SALE

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**18 THORNTON MEWS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AS**

£299,999

18 THORNTON MEWS, BINGHAM, NOTTINGHAMSHIRE NG13 7AS

A semi-detached family home completed by Barratt Homes to their very popular Moresby design in 2019 with possibly the most private garden at this price range... which is also southerly facing for those sun worshippers out there and there is an extended area of patio for those who enjoy al fresco dining.

With a hallway, large open plan kitchen / diner, separate lounge and a downstairs cloakroom. To the first floor is the main bedroom with ensuite shower room and two further bedrooms serviced by the family bathroom. The private and landscaped rear garden is fully enclosed with artificial grass for ease of maintenance and with off street parking spaces for two vehicles to the side, and an outdoor plug socket has been sensibly provided.

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.

Once the Development has completed, there will be a Service Charge of £70.00 per annum towards the maintenance of the Green Areas.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, take the second turning on the left onto Marriott Street and the first right onto Widnall Drive. Take the next left onto Thornton Mews and this particular property will be found immediately on the right hand side clearly denoted by the Hammond Property Services For Sale board.

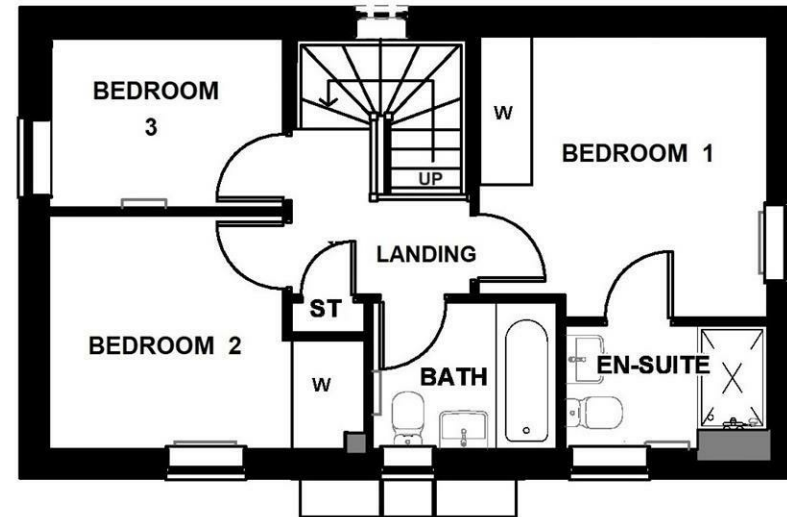
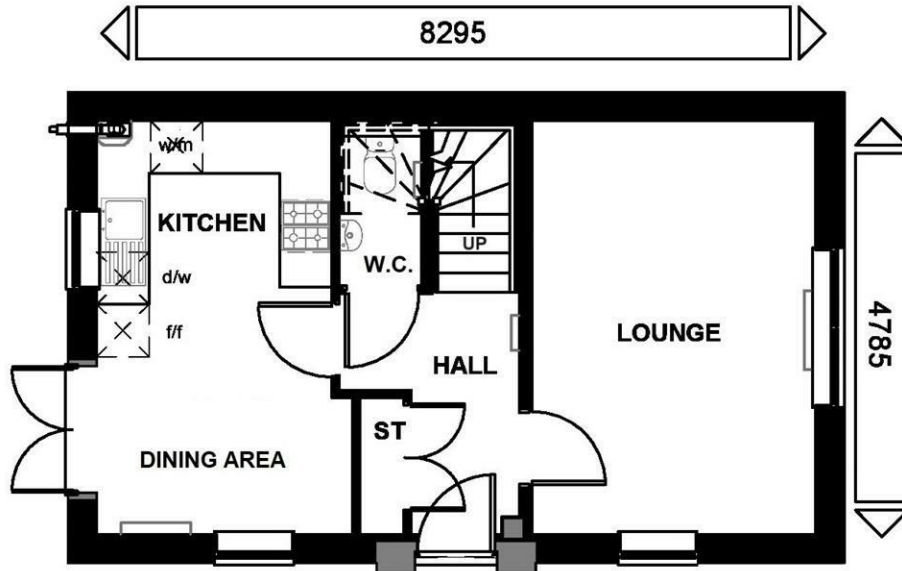
For Sat Nav use Post Code: NG13 7AS

Council Tax Band

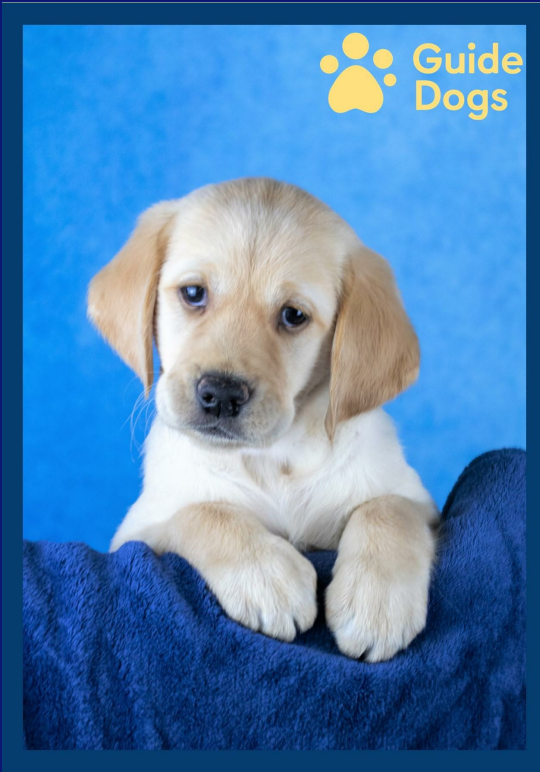
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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
OnTheMarket.com



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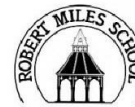
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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 leads through to

RECEPTION HALLWAY

with a useful and deep double width cupboard, wood effect flooring, central heating radiator and doors to

OPEN PLAN KITCHEN / DINING AREA

15'0 x 9'0 (4.57m x 2.74m)

with wood effect surfaces to three sides with drawers and cupboards under. Cream wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and Zanussi electric oven under. integrated washing machine, fridge, freezer and dishwasher. Large inset stainless steel sink unit with swan-head mixer tap and wood effect flooring.





DINING AREA

with double glazed double doors leading to the fully landscaped and southerly facing sunny rear garden. A continuation to the wood effect flooring, central heating radiator and a double glazed window to the front.

LOUNGE

15'6 x 10'6 (4.72m x 3.20m)
a double glazed window to the front and side elevations and a central heating radiator.





DOWNSTAIRS CLOAKROOM

Low level flush W.C, pedestal wash hand basin, central heating radiator and a continuation to the wood effect flooring.

LANDING

From the hallway, stairs rise to the first floor landing with an airing cupboard and doors to the following;





BEDROOM ONE

11'0 x 10'6 (3.35m x 3.20m)
Double glazed window to the side elevation and a central heating radiator.

EN-SUITE SHOWER ROOM

7'2 x 6'0 (2.18m x 1.83m)
Double glazed window to rear elevation, low level flush W.C., wash hand basin, a fully tiled double shower enclosure and a central heating radiator. Tile effect flooring.





BEDROOM TWO

12'0 x 8'9 (3.66m x 2.67m)
with a double glazed window to the rear elevation,
a central heating radiator and a wardrobe or
Home Office space recess.

FAMILY BATHROOM

with a three piece suite comprising a panelled
bath, a low flush W.C. and a wash hand basin.
Double glazed window to the rear elevation and a
central heating radiator.

BEDROOM THREE

9'0 x 6'6 (2.74m x 1.98m)
Double glazed window to the side elevation and a
central heating radiator.





OUTSIDE - FRONT & SIDE

The property is located on a corner plot giving a wonderful feeling of openness and space. To the right hand side of the property is a driveway providing off street parking for two vehicles and an outdoor plug socket has been sensibly provided. There is gated access to the rear garden. To the front and right hand side is a neat and well planted area with mature shrubs and lawn.



OUTSIDE - REAR

To the rear is a further landscaped, southerly facing and fully enclosed garden with an artificial lawn and with a feature sitting and sun trap area with the extended patio; which is perfect for those who enjoy private al fresco dining during those balmy summer months.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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



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