

**FOR SALE**

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**19 WELLAND GARDENS, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8YH**

**£420,000**



## 19 WELLAND GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YH

This modern four bedroom detached family home is located on one of Bingham's most recent developments and was built by Miller Homes to their very popular Stevenson B design which provided fantastic ground floor accommodation for a growing family with the option of a study or a play room with open plan kitchen & dining facilities with the lounge providing access to the very sunny and southerly facing rear garden. The ground floor cloakroom & separate utility room make this ideal for such families! HIVE system!!

N.B. The garage has been partly converted (2023) with the up and over door revealing the storage space, whilst the Home Office is accessed from the doors within the rear garden.

Enter the property into the spacious entrance hall with study or playroom to one side, a separate lounge with doors leading out into the southerly facing, sunny and private rear gardens, downstairs W.C., stairs leading to first floor level. From the hallway is the generously proportioned kitchen / dining room that forms the very heart of this stylish home. With contemporary styled floor and wall mounted kitchen units (fitted 2023) with gas hob & double electric oven with brushed steel extractor above. A door leads into the Utility Room with a further door leading out onto the patio area garden beyond.

To the first floor is a spacious master bedroom with a large contemporary styled en-suite shower room (2021) comprising a corner cubicle shower, pedestal sink and WC. The family bathroom comprises a panelled bath, WC and pedestal sink. Additionally, to the first floor are three further bedrooms & open views to the front over the landscaped and planted area.

To the rear, there is a large garden with patio area for those who enjoy al fresco dining during those balmy summer months and a spacious area of lawn beyond with walled and timber fencing ensuring a high degree of privacy. A courtesy gate from the rear garden leads on to the driveway and garage. There is also an outdoor tap.



Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.

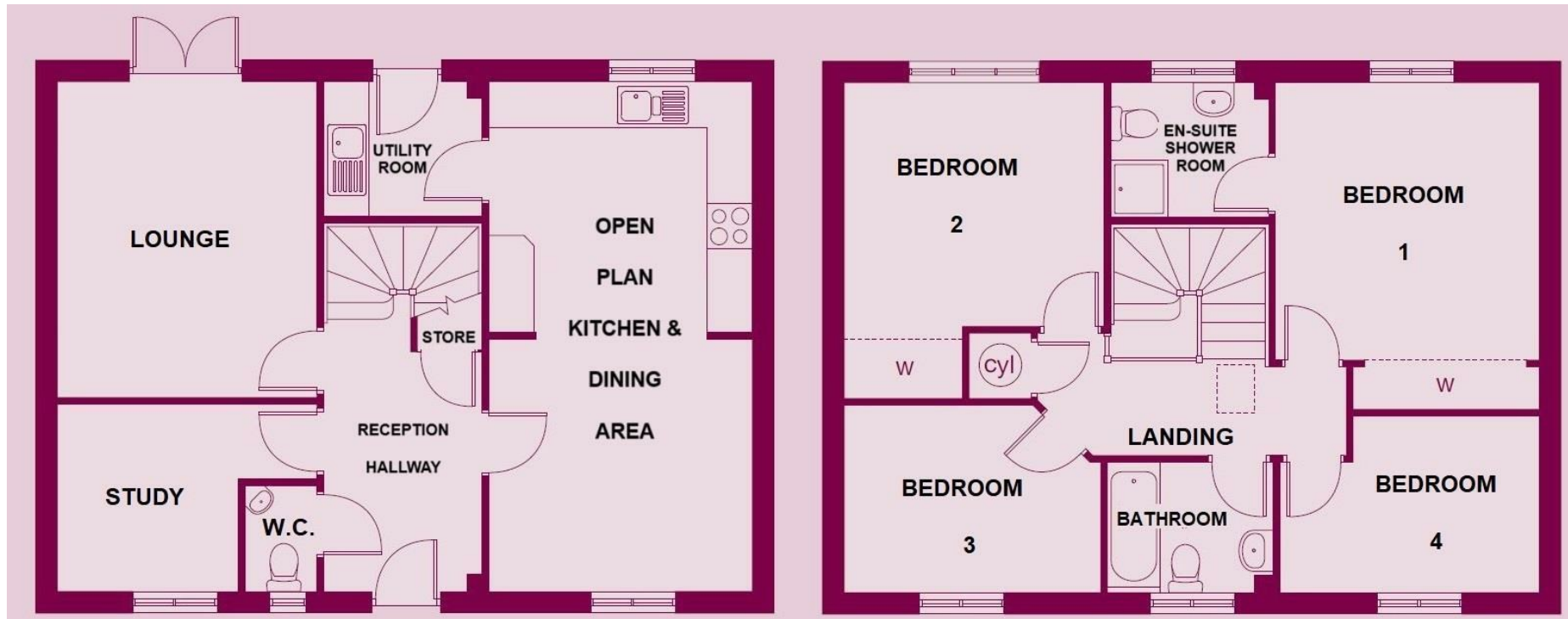
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</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 energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Council Tax Band**







Double glazed entrance door through to

**RECEPTION HALLWAY**

with staircase to the first floor and under stairs cupboard. Central heating radiator and wood effect flooring.

**BREAKFAST KITCHEN AREA**

11'6 x 11'0 (3.51m x 3.35m)

Recently re-fitted with a one and half bowl single drainer sink unit with mixer tap, integrated appliances including dishwasher, double oven, four ring gas hob with extractor and space for a fridge / freezer. Double glazed window, stylish central heating radiator and central island area with inset wine storage. Down lighters to ceiling and a continuation of the wood effect flooring.







### **DINING / FAMILY AREA**

11'6 x 11'2 (3.51m x 3.40m)

Double glazed window to the front elevation and central heating radiator.

### **UTILITY ROOM**

Space for an automatic washing machine and separate tumble dryer. Down lighters to ceiling, wood effect flooring and rear access double glazed door to the patio area the rear garden.

### **CLOAKROOM**

with two piece suite comprising low flush W.C. and pedestal wash hand basin. Central heating radiator and double glazed window to the front.







**LOUNGE**

15'9 x 11'4 (4.80m x 3.45m)  
With a central heating radiator and double glazed double doors to the rear garden.

**STUDY**

7'6 x 6'9 (2.29m x 2.06m)  
Double glazed window to the front elevation and a central heating radiator.







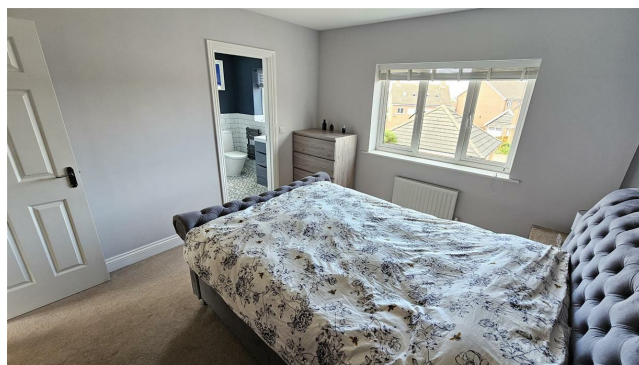
## **LANDING**

### **BEDROOM 1**

11'6 x 11'6 (3.51m x 3.51m)  
with a central heating radiator, a double glazed window to the rear and fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

Recently re-fitted with a corner shower, wash basin with cupboard under and a low level W.C. Feature tiling, a double glazed window and a central heating radiator.







### **BEDROOM 2**

12'0 x 9'2 (3.66m x 2.79m)

with a central heating radiator, a double glazed window to the rear and fitted wardrobes.

### **BEDROOM 3**

10'6 x 8'3 (3.20m x 2.51m)

with a central heating radiator, a double glazed window to the front.

### **BEDROOM 4**

10'0 x 8'2 (3.05m x 2.49m)

with a central heating radiator, a double glazed window to the front.



### **BATHROOM**

with suite comprising panelled bath with a shower over with screen, pedestal wash basin and a low flush W.C.. Tile to wet areas. Double glazed window. Central heating radiator.







### **OUTSIDE - FRONT & SIDE**

To the front is a gravelled area ensuring off road parking directly in front of the property enjoying open views across the Green Area. A driveway to the rear leads to the detached single GARAGE and an off street parking space in front of the GARAGE. N.B. The garage has been partly converted with the up and over door revealing the storage space, whilst the Home Office is accessed from the doors within the rear garden.







**OUTSIDE - REAR**

To the rear, there is a large garden with patio area for those who enjoy al fresco dining during those balmy summer months and a spacious area of lawn beyond with high walls ensuring a high degree of privacy. A courtesy gate from the rear garden leads on to the driveway and garage. There is also a useful outdoor tap.







**hh** Hammond  
Property Services

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Steve Pritchett

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