

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**8 LANGDALE GROVE, BINGHAM,
NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SR**

£220,000

***** 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.

8 LANGDALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SR

“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.

Attention first time buyers, those looking to downsize & Landlords! This first class first home located in a select cul-de-sac of similarly styled homes in this popular residential development is in ready to move into condition. With the most stylish decor seen at this price range for many a year... just take a look... monkeys, lions and greyhounds... with calming clouds within the main bedroom area... and new carpets to both bedrooms.

The tastefully presented gas centrally heated and double glazed interior provides highly economical and low maintenance living – ideal for young couples! Included at this price is a detached GARAGE!!!

The well-proportioned interior is complemented by a good sized and landscaped facing garden which is perfect for those seeking low maintenance living with a block paved patio area, an established lawn with mature shrubs set within the border.

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.





A side entrance door into the
LOBBY
with under stairs cupboard. Door into the

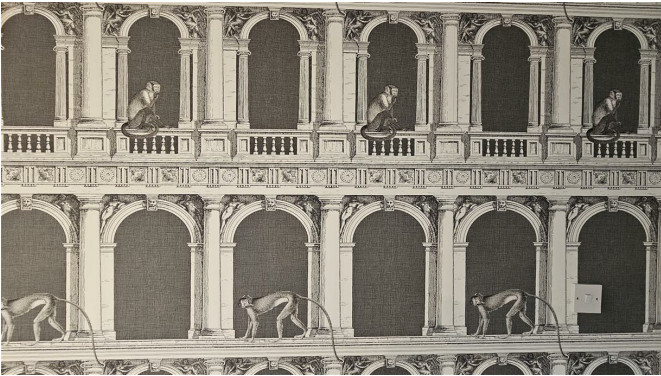
LOUNGE
17'8 x 12'2 (5.38m x 3.71m)
with stairs to the first floor. Central heating
radiator. Double glazed window. Feature
fireplace with gas fire point. Oak effect
laminated flooring. Beautifully presented with
stylish wall paper finish.





DINING KITCHEN

12'8 x 8'8 (3.86m x 2.64m)
with L shaped work surface with drawers and cupboards under. Tiled splash backs. Wall mounted cupboard units. Double glazed window. Central heating radiator. Single drainer sink unit with mixer tap. Double glazed patio doors to the large rear garden. Plumbing for an automatic washing machine. Wall mounted gas fired boiler. NEFF Electric oven with 'hide and slide' door, electric hob and cooker hood with extractor fan over. Tiled flooring. All beautifully presented with stylish wall paper finish... the Monkey!





LANDING
with double glazed window.

BEDROOM 1
12'0 x 8'8 (3.66m x 2.64m)
with double glazed window. Central heating radiator. Relaxing cloud wallpaper and new carpets.



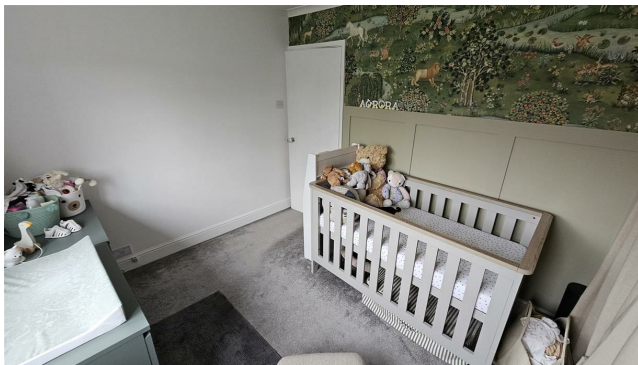


BEDROOM 2

12'0 x 8'8 (3.66m x 2.64m)
with double glazed window. Central heating radiator.
Wardrobe space. Beautifully presented with stylish
William Morris 'Owl & Willow' wall paper... (the Lion
and Greyhound) and new carpets.

BATHROOM

fully tiled with suite comprising panelled bath with
shower over and pivot screen, wash basin set within
vanity unit with cupboard under and low flush W.C.,
Large built in airing cupboard. Central heating
radiator. Feature wallpapering.





OUTSIDE - FRONT

To the fore of the property is a landscaped garden with an adjacent driveway providing ample car standing spaces and leading to a detached GARAGE.

OUTSIDE - REAR

To the rear is a further landscaped garden with a block paved patio... a delightful relaxing area..., with steps up to the lawn – all bordered by secure fencing. There is also a garden shed which is included in the sale with a further block paved patio area at the rear of the garage.





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!

