

FOR SALE

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**53 MALLOW WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8TZ**

£550,000

53 MALLOW WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8TZ

So... how do you know if the open plan 'living & dining kitchen' area is large enough for you?

That's an easy one to answer... when it can take a Full Size Snooker Table AND still have room for dining table and chairs for all of the family AND an upright piano!

With possibly to the largest ground floor single-room extension we have seen this year, this very generous and larger than average David Wilson four bedroom detached family home is situated on one of the main requested developments within the popular market town of Bingham.

Fantastic school catchments and road links, and has accommodation comprising the light and bright Reception Hall, a cosy Living Room, a Home Office, Dining Area which is open plan with the refitted Kitchen, Ground Floor W.C., four large bedrooms with the Master having an En-suite Shower and a Walk-in wardrobe, a Family Bathroom with a 'hotel quality' four piece suite, detached Double Garage with electric up and over door, very large and Rear Garden and plenty of off street parking for several vehicles to the front.

Priced to ensure an onward purchase... don't miss out on this very sensibly priced family home.

Bingham is an established highly regarded market town and amenities include primary and secondary schools having excellent reputations, doctors and dentists surgeries, leisure centre, range of local shops including market on a Thursday, railway station with links to Grantham and Nottingham. Further amenities can be found in the cities of Nottingham and Leicester and the town is bypassed by the A52 and recently duelled A46 which provides excellent road access and providing links to the A1 and M1, ideal for commuting.



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. Pass Meadowsweet Hill on the left. Take the next left into Mallow Way where the property will then be found on the right hand side, clearly identified by the Hammond Property Services For Sale board.

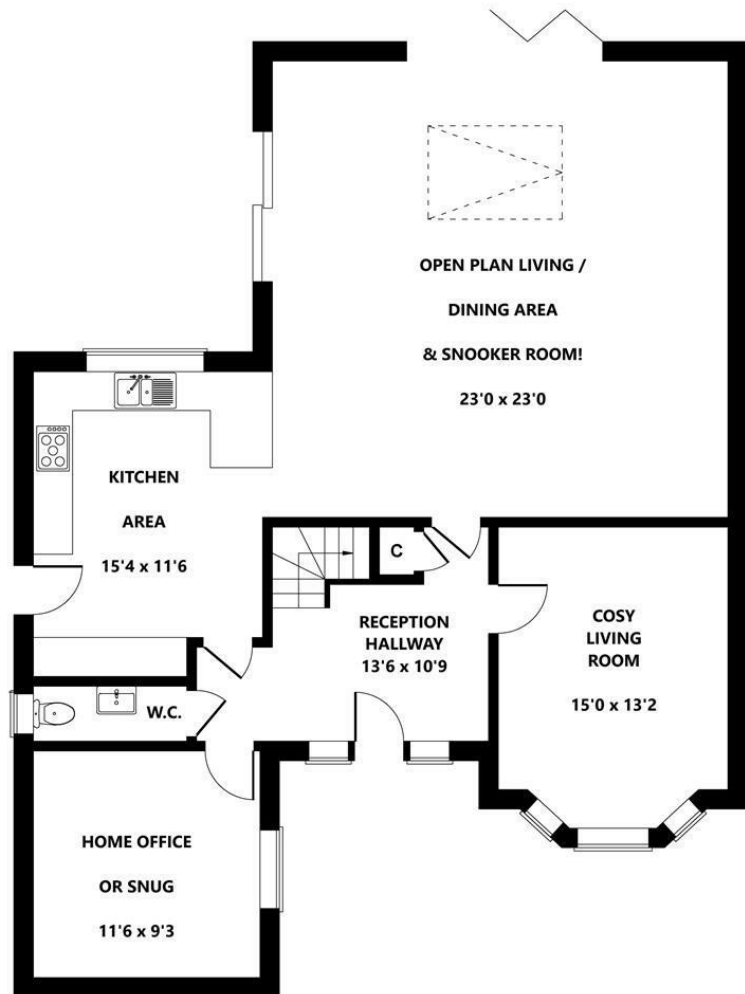
For Sat Nav use Post Code: NG13 8TZ

Council Tax Band

F

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

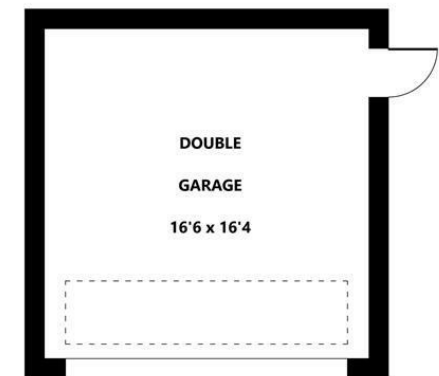
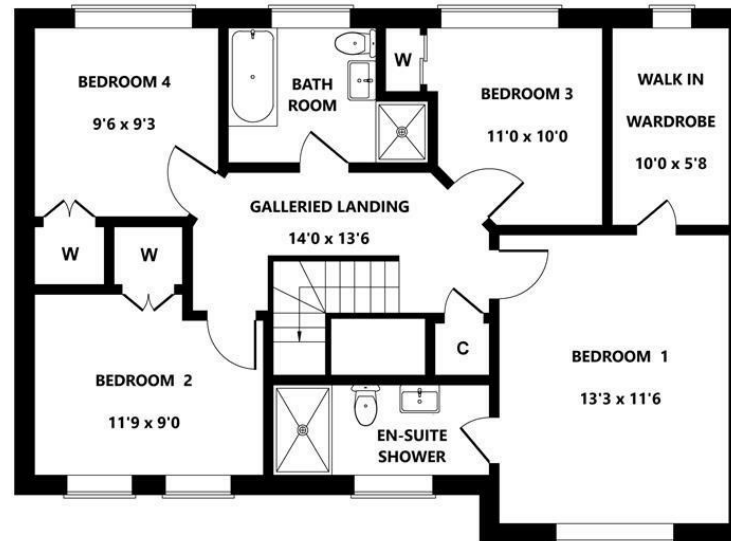
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



For Illustrative Purposes Only.

Not to Scale.

Approximate Gross Internal Area
2260 sq ft - 210 sq m





Entrance via double glazed front door with feature side panels into the

RECEPTION HALLWAY

A spacious, light and bright reception area with doors to ground floor accommodation, useful under-stairs storage cupboard, wood effect flooring and feature staircase rising to first floor with a galleried landing.

THE OPEN PLAN LIVING / DINING AREA

23'0 x 23'0 (7.01m x 7.01m) with contemporary radiators, recessed lighting and bi-fold doors to the rear garden. A continuation of the wood effect flooring.





KITCHEN AREA

15'4 x 11'6 (4.67m x 3.51m)

Fitted with a good range of 'flush finish' base and wall mounted units with marble effect surface over with upstands, recessed sink and groove drainer with contemporary style mixer tap, integrated dishwasher, full height fridge and freezer, Bosch electric ovens, large 5 ring gas hob with an extractor fan over, inset ceiling spotlights, contemporary radiator, uPVC double glazed windows to the rear and door to the side elevation, a continuation of the wood effect flooring.





HOME OFFICE / SNUG

11'6 x 9'3 (3.51m x 2.82m)

UPVC double glazed window to the side elevation, radiator and continuation of the wood effect flooring.





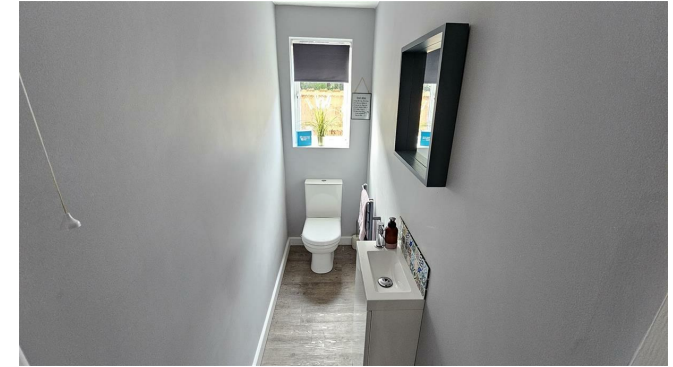
COSY LIVING ROOM

15'0 x 13'2 (4.57m x 4.01m)

UPVC double glazed window to the side elevation, radiator and continuation of the wood effect flooring.

DOWNSTAIRS CLOAKROOM

With a two piece white suite comprising low level W.C. and wall mounted wash basin with cupboard under, uPVC double glazed obscure glass window to the side elevation, towel radiator and continuation of the wood effect flooring.



BACK TO THE HALLWAY

with stairs rising to the first floor galleried landing.





LANDING

A spacious landing with loft access, central heating radiator, door to airing cupboard and white panel doors to bedrooms and bathroom.

BEDROOM 1

13'6 x 11'8 (4.11m x 3.56m)

UPVC double glazed window to the front elevation, central heating radiator and white panel doors to the En-suite and walk-in wardrobe.

EN-SUITE SHOWER ROOM

A contemporary and recently fitted with a three piece white suite comprising a low level W.C., wash basin set into a vanity storage unit with drawers under, a walk-in double shower cubicle with glass sliding door and chrome rain shower over and separate handset fitment, luxury vinyl bathroom flooring, extractor fan, traditional style towel rail, uPVC double glazed obscure glass window to the front elevation.

WALK-IN WARDROBE

UPVC double glazed obscure glass window to the rear elevation and built-in storage shelving and units.





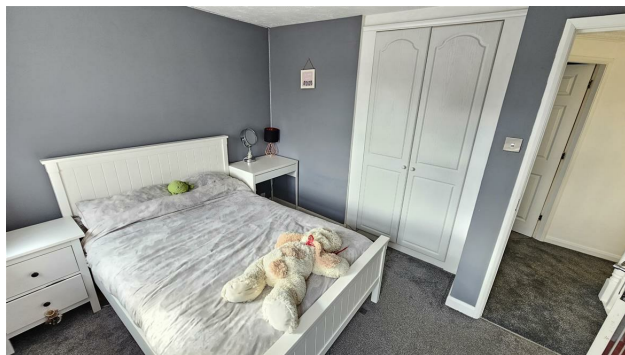
BEDROOM 2

11'9 x 9'0 (3.58m x 2.74m)

Two uPVC double glazed windows to the front elevation, central heating radiator and a built-in double wardrobe.

BOUTIQUE HOTEL QUALITY FAMILY BATHROOM

A lovely Family Bathroom, being recently fitted with a four piece suite comprising a low level W.C., traditional style white wash basin with cupboard under, feature tiled and double ended bath with feature waterfall tap and a separate shower enclosure with traditional style chrome rain shower over and separate handset, vertical heated towel rail and separate radiator, uPVC double glazed obscure glass window to the rear elevation, extractor fan, tiling to wet areas in a marble effect ceramic tile and marble effect ceramic tiled flooring.





BEDROOM 3

11'0 x 10'0 (3.35m x 3.05m)

UPVC double glazed window to the rear elevation, central heating radiator and built-in open double wardrobe.

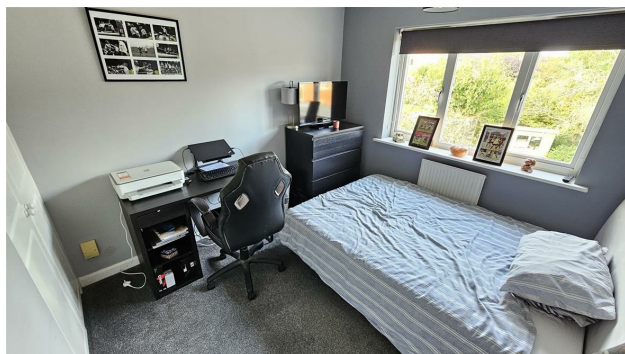
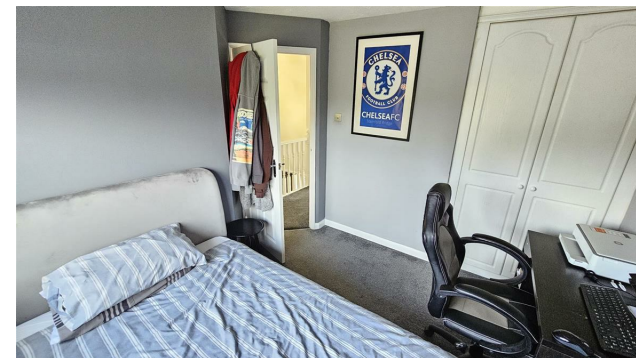
BEDROOM 4

9'6 x 9'3 (2.90m x 2.82m)

UPVC double glazed window to the rear elevation, central heating radiator and built-in double wardrobe.

OUTSIDE - FRONT

The property benefits from a very large tarmac driveway providing off street parking for numerous vehicles and shaped, gravelled flower beds with mature shrub planting. There is a detached double garage having an electric up-and-over garage door to the front elevation, courtesy door to the side elevation, providing storage, light and power. A timber side gate leads to the rear garden.





OUTSIDE - FULLY ENCLOSED REAR

Immediately to the rear of the property there is a paved patio area with pathway to a further and larger patio - ideal for entertaining and alfresco dining during those balmy summer months, leading on to a shaped lawn with mature shrub planted borders. There is an outside tap, storage down the side of the property and pedestrian access to the front via a side gate.





Steve Pritchett

Please contact us for a FREE discussion on our services

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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!