

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**21 MEDWAY DRIVE, BINGHAM,  
NOTTINGHAM, NOTTINGHAMSHIRE NG13 8YD**

**£275,000**

## 21 MEDWAY DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8YD

Three bedroom semi-detached family home on a corner plot – in ready to move into condition with a contemporary modern dining kitchen overlooking the private rear garden and a separate living room with the added bonus of a downstairs cloakroom. To the first floor are two large bedrooms and the family bathroom. The top floor is the reason this house type was so popular when Miller Homes built it... with a large main bedroom, en-suite shower facilities and a range of wardrobes with feature spot lighting.

With a westerly facing and sunny rear garden, this is ideal for those who enjoy al fresco dining during those balmy summer evenings. This gas centrally heated and double glazed property is tailor made for single professional, young couples or small families.

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.

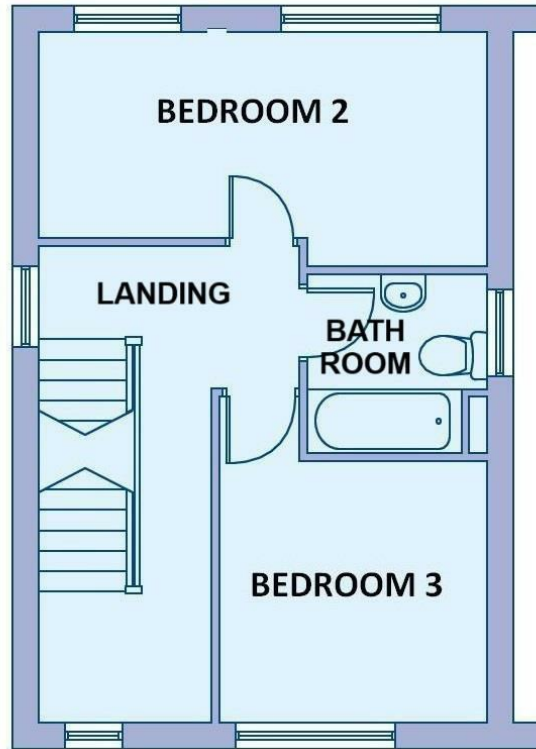
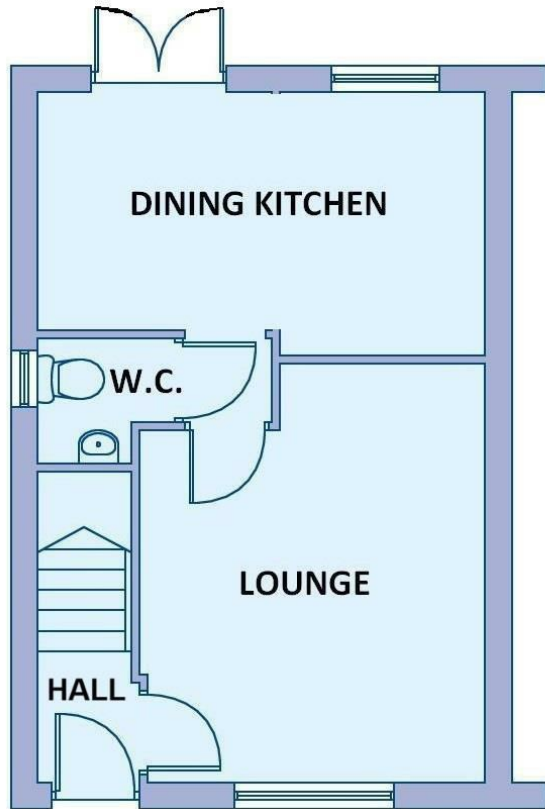
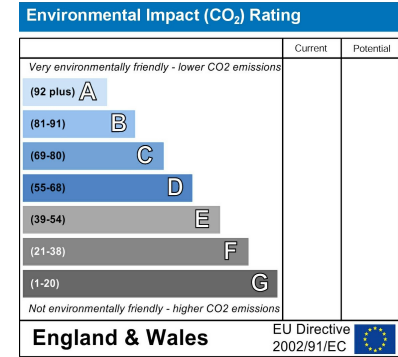
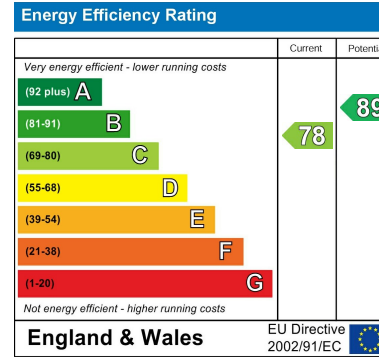


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Continue along Nottingham Road passing Meadowsweet Hill on the left. Turn next left into Mallow Way. As the road bends to the left turn right into Harebell Gardens and then first left into Medway Drive where the property will then be found on the right hand side clearly denoted by our Hammond Property Services For Sale sign.

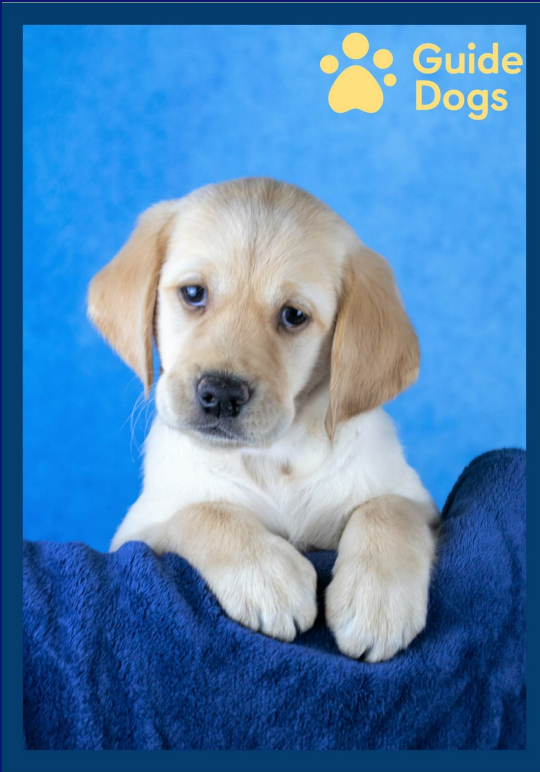
**For Sat Nav use Post Code: NG13 8YD**

Council Tax Band

C



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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at  
**OnTheMarket.com**



Find us on Facebook

Hammond Property  
Services Bingham



Follow us on Twitter

@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year 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](mailto:sponsorship@hammondpropertyservices.com)



Double glazed entrance door into the **HALLWAY** with stairs to the first floor. Central heating radiator. Double glazed window and wooden flooring.

**LOUNGE**  
14'8 x 12'4 (4.47m x 3.76m) with double glazed window. Central heating radiator. Feature TV recess and electric fireplace.

**INNER LOBBY**



### **DINING KITCHEN**

17'4 x 8'3 (5.28m x 2.51m)

with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Zanussi gas hob and oven under and extractor fan over. Plumbing for a washing machine. Double glazed window. Tiled splash backs. One and half bowl concealed sink unit with mixer tap. Tiled flooring. Dining area with double glazed patio doors to the extended patio area of the rear garden. Central heating radiator.

### **CLOAKROOM**

with two piece suite comprising low flush W.C. and wash hand basin. Double glazed window. Central heating radiator. Tiled flooring.





**FIRST FLOOR LANDING**

with double glazed windows. Central heating radiator. Space for Home Office desk.

**BEDROOM 2**

15'0 x 8'3 (4.57m x 2.51m)  
a much larger bedroom than usual with double glazed windows overlooking the rear. Central heating radiator.





**BEDROOM 3**

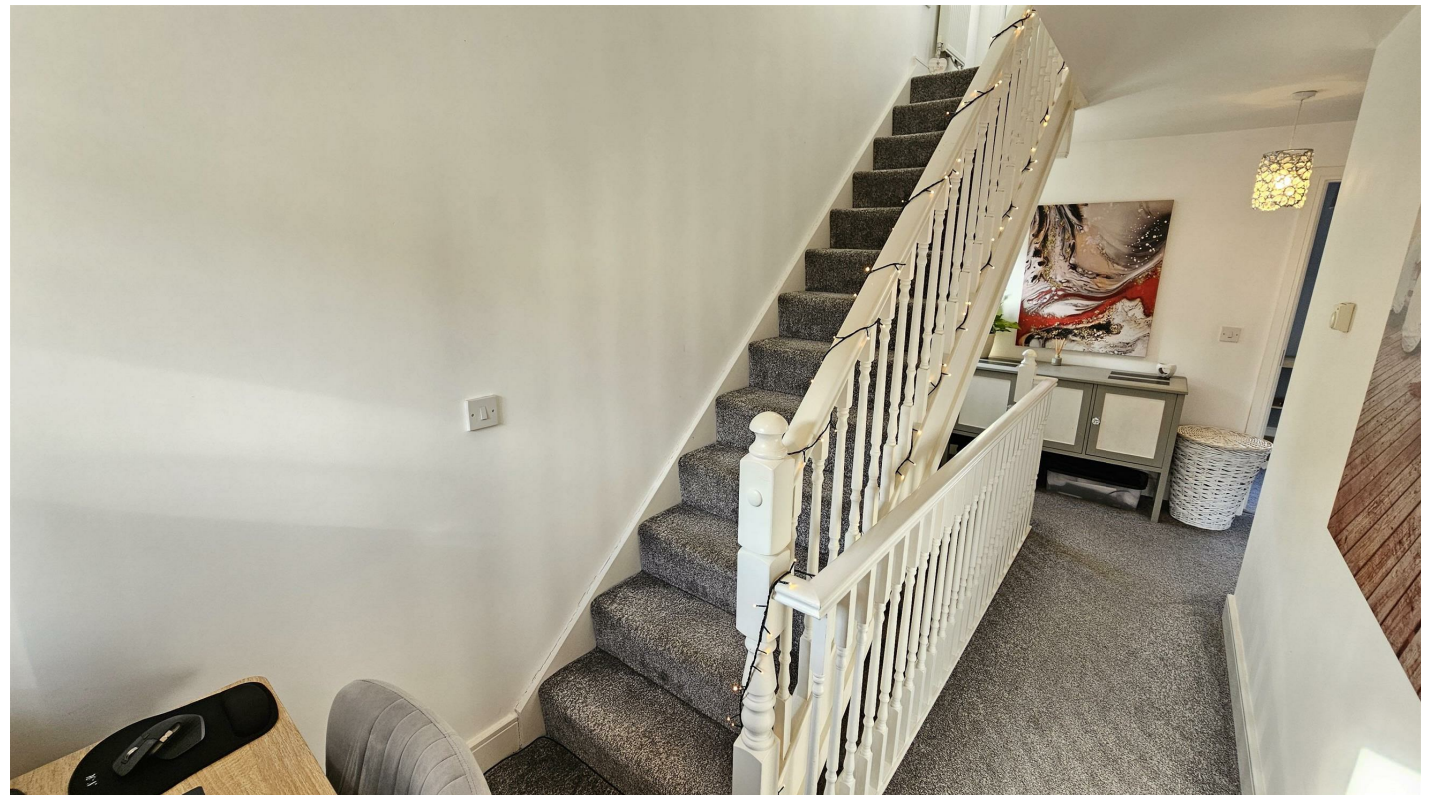
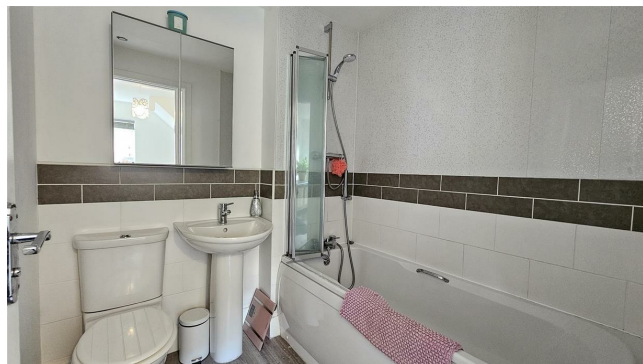
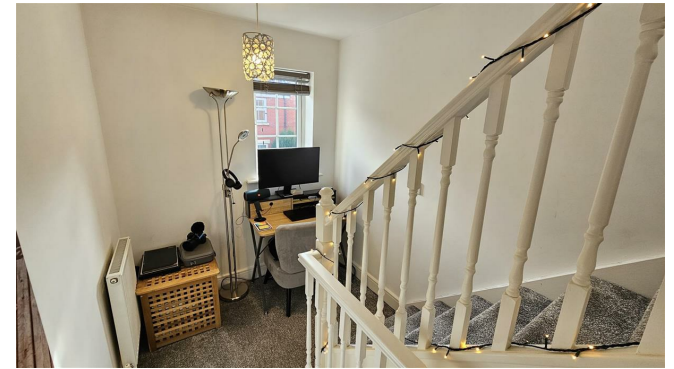
11'6 x 9'6 (3.51m x 2.90m)  
with double glazed window overlooking the front. Central heating radiator.

**BATHROOM**

with suite comprising panelled bath with mixer tap, shower head and concertina style screen, pedestal wash basin and low flush W.C. Central heating radiator. Stylish tiling.

**SECOND FLOOR LANDING**

with double glazed window. Airing cupboard. Central heating radiator.





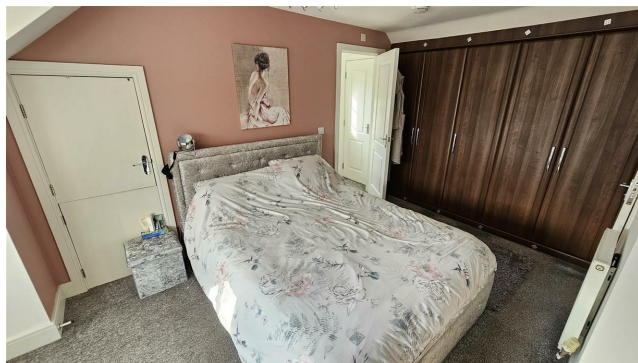


### **MASTER BEDROOM**

18'0 x 12'6 (5.49m x 3.81m)  
with double glazed window overlooking the front. Central heating radiator. Built in wardrobes with overhead lighting. Access to the loft space with fixed loft ladder. Useful over-stairs storage cupboard.

### **EN SUITE SHOWER ROOM**

recently upgraded with shower enclosure, pedestal wash basin and low flush W.C.. Complementary tiling. Central heating radiator.





### **OUTSIDE - FRONT**

To the front of the property is a neat area of chippings and gravel to the side.

### **OUTSIDE - REAR**

There is an allocated car standing spaces to the rear for which there is vehicular access to the side and gated access from the rear garden. To the rear of the property is a most attractive and westerly facing sunny garden which includes an extended area of patio with shaped lawn beyond, a pathway to the useful garden shed and an area of raised decking for more plantings to provide both colour and texture.

