

**FOR SALE**

**01949 87 86 85**

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

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**6 BAXTER CLOSE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7BD**

**£432,000**

## 6 BAXTER CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 7BD

A detached family home completed by Taylor Wimpey to their very popular 1505 sq ft. Wortham design in 2022 and being offered with the added benefits of NO CHAIN - a speedy purchase is available!

This is the end property on a quiet cul-de-sac with the result that there are no passing vehicles and the open outlook to the front over the landscaped and grassed area result in a wonderful sensation of space, space and more space!

With a light and airy reception hallway, a spacious lounge and the large open-plan dining kitchen that everyone is looking for that overlooks the blank canvass lawned garden, a utility room and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower rooms to the main two bedrooms, and two further bedrooms serviced by the family bathroom which has a full three piece suite. The rear garden is fully enclosed and the current owners' efforts have created one of the best kept lawns we have seen this year; with a decking area positioned as a perfect sun trap for the setting sun!

The roller-shutter door to the garage is enhanced with interior sensor lighting as well as useful storage to the eaves, two outdoors electrical sockets, an outside tap and there is an electric charger point within the Garage. The driveway allows room for off-street parking for 3 vehicles.

For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.

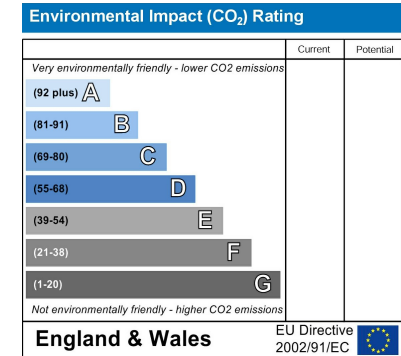
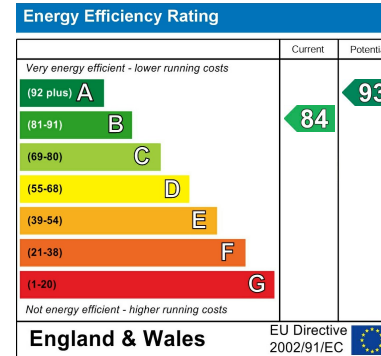


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn second left, before the Traffic Island, into Burrows Drive and then left again into Baxter Close. At the head of the cul-de-sac, turn right and this property is the last home on the right hand side; clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code: NG13 7BD**

**Council Tax Band**

**F**





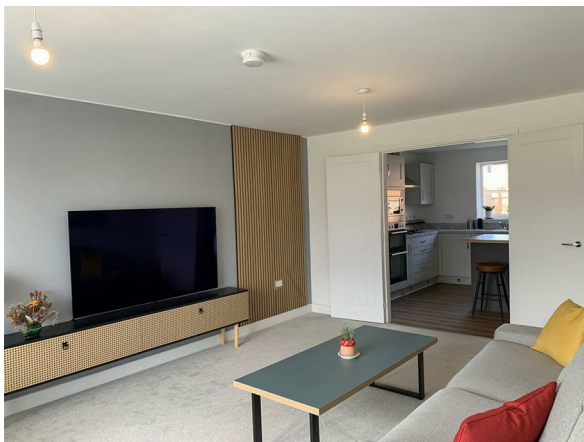
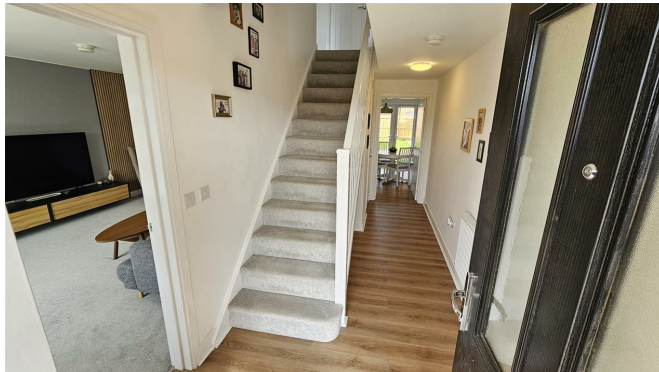
with a composite and double glazed entrance door into the

**RECEPTION HALLWAY**

with a central heating radiator and understairs cupboard.

**LOUNGE**

19'0 x 11'9 (5.79m x 3.58m)  
with a central heating radiator and a double glazed window overlooking the front. Double doors opening into the





### **OPEN PLAN DINING KITCHEN**

21'3 x 11'0 (6.48m x 3.35m)

### **KITCHEN AREA**

double glazed window overlooking the rear garden, central heating radiator and wood effect flooring which extends through to the kitchen area. In the kitchen area there are marble effect work tops to two sides with drawers and cupboards under, a central island with Butcher's block work surface. Wall mounted cupboard units, integrated dishwasher, built in fridge and freezer, one and a half bowl sink unit with mixer tap, four ring gas hob with cooker hood over, Zanussi double oven and microwave.





**DINING AREA**

with double glazed double doors leading to the patio area of the very private rear garden. This area leads into the

**UTILITY ROOM**

Base units and a wall cupboard, stainless steel sink unit, and a double glazed door to the rear garden.

**CLOAKROOM / W.C.**

with a low level W.C., pedestal wash hand basin and a central heating radiator.





**LANDING**

with an airing cupboard and loft access.

**BEDROOM 1**

15'9 x 12'0 (4.80m x 3.66m)  
with a central heating radiator and a double glazed window overlooking the open space to the front. Open wardrobe and hanging space.

**EN-SUITE SHOWER**

a double shower cubicle, low level W.C., wash hand basin with mixer tap, central heating towel radiator and frosted double glazed window to the side.



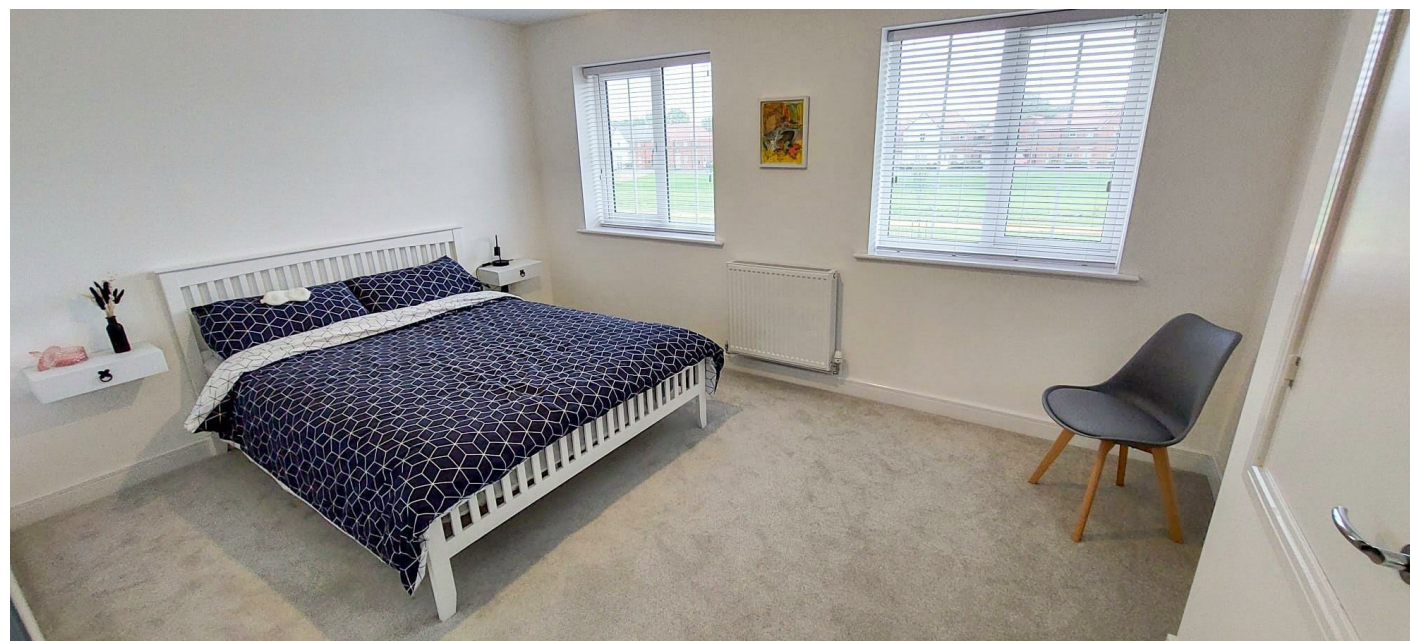


### **BEDROOM 2**

13'6 x 10'2 (4.11m x 3.10m)  
with a central heating radiator and  
two double glazed windows  
overlooking the open space to the  
front. Useful over-stairs storage  
cupboard.

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

a double shower cubicle, low level  
W.C., pedestal wash hand basin,  
central heating towel radiator and  
frosted double glazed window to  
the side.







### **BEDROOM 3**

13'9 x 10'0 (4.19m x 3.05m)  
with a central heating radiator and a double glazed window overlooking the rear garden. With a shelved wardrobe recess with hanging.

### **FAMILY BATHROOM**

Fitted with panel bath with shower over and screen, pedestal wash hand basin, low level flush W.C., double glazed window to rear elevation and a central heating radiator. Recessed lighting.

### **BEDROOM 4**

11'2 x 10'0 (3.40m x 3.05m)  
with a central heating radiator and a double glazed window overlooking the rear garden.





### **OUTSIDE - FRONT**

To the front, an open plan lawned garden with an adjacent driveway providing ample car standing spaces for two vehicles and allowing access to the 19'0 long INTEGRAL GARAGE.

### **OUTSIDE - REAR**

To the rear is an easy to maintain and fully enclosed lawned garden which enjoys not being heavily overlooked and is very much a blank canvas for the right buyer to create an enviable place to enjoy al fresco dining during those balmy summer evenings. An outside tap has been thoughtfully provided. The current owners' efforts have created one of the best kept lawns we have seen this year; with a decking area positioned as a perfect sun trap for the setting sun!





To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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!



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Steve Pritchett

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