

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**LEIGHTON HOUSE, 17 MAIN STREET, GUNTHORPE,
NOTTINGHAMSHIRE NG14 7EY**

£395,000

LEIGHTON HOUSE, 17 MAIN STREET, GUNTHORPE, NOTTINGHAMSHIRE NG14 7EY

An immaculately presented and considerably upgraded Detached Dormer Bungalow situated within one of the most requested Villages within this area. The property comprises an entrance hall, a spacious open-plan dining kitchen, a separate lounge, utility porch, ground floor bedroom and a re-fitted shower room suite. To the first floor are two well-proportioned double bedrooms with a fitted wardrobe and these rooms are served by a first floor shower room.

To the front of the property is a driveway providing ample of parking, access to the garage (with electric roller-shutter door) and front and side door. To the rear of the property is an extended paved patio area leading to the lawned garden with borders for plants and shrubs providing plenty of colour and texture with a feature tree at the head of the very private garden.

The property is being offered with the benefit of NO CHAIN.

Why choose Gunthorpe? Well... a popular restaurant and a village pub, walks along the adjacent River Trent, two superb restaurants, Village Play Group, a Village Church, a very popular Primary School, renowned restaurants and public houses and further facilities can be found in the adjacent village of Lowdham including local shops, a railway station and Doctors' surgeries, Brownies and Guides Packs... it's a village with plenty to do!

There is a bus service to Bingham, Radcliffe and Nottingham with a train station at Lowdham (approx. 1 mile) and Bingham (approx. 3 miles). The village is also serviced by the A52 and A46 giving access to Nottingham, Newark, Leicester and Grantham linking further afield the A1 and M1.

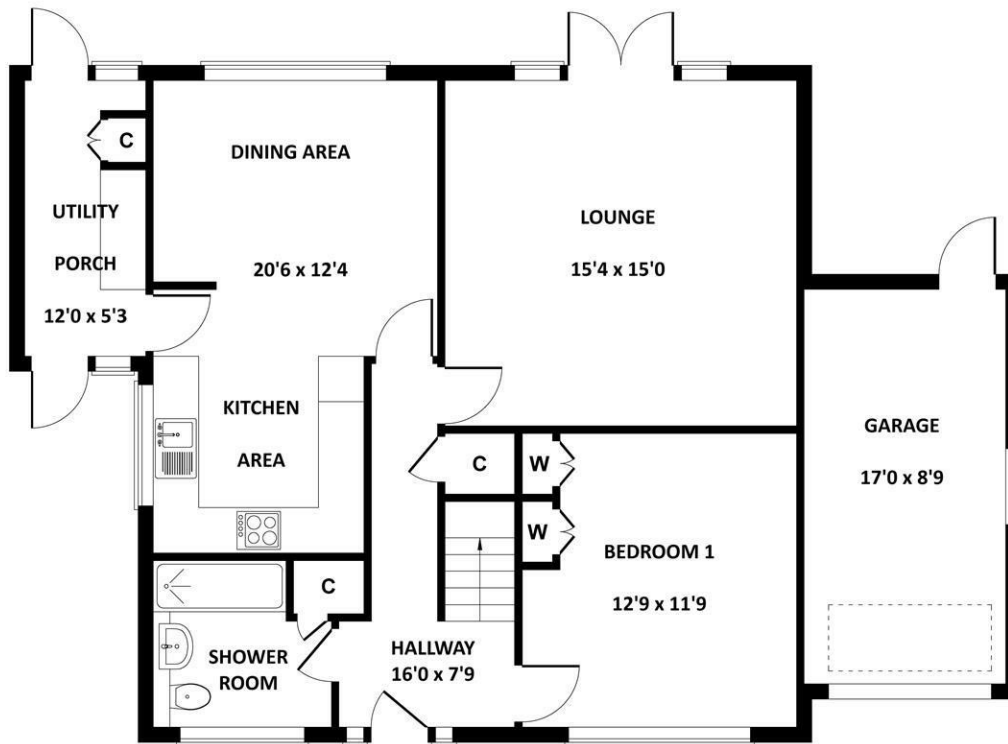
The property would be particularly ideal for families either upsizing or locating into this pretty village which is well positioned for commuting to local towns and cities as well as ease of access to the market town of Bingham and its wealth of amenities. Gunthorpe is also within the catchment area for the GOOD Ofsted rated Toot Hill Secondary School within Bingham.



Council Tax Band **D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">82</div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="border: 1px solid black; padding: 2px; display: inline-block;">66</div>	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

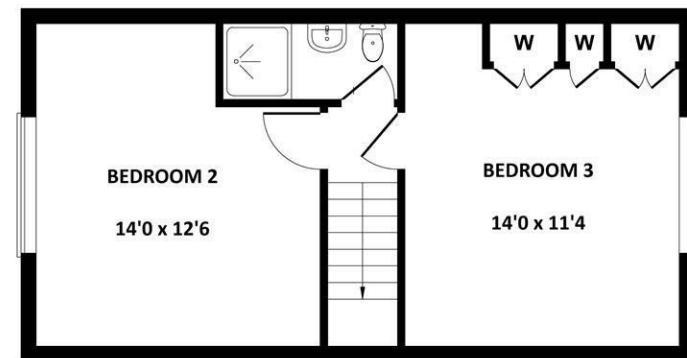
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Not to Scale.

For Illustrative Purposes Only.

Approximate Gross Internal Area
1389 sq ft - 129 sq m



FIRST FLOOR



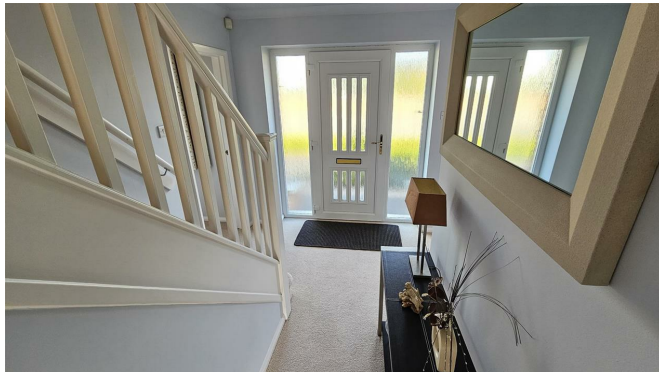
Double glazed entrance door into the hallway, with windows to both sides.

RECEPTION HALLWAY

with stairs rising to the first floor and an understairs storage cupboard with both power and light.

OPEN PLAN DINING KITCHEN

The light and airy space that everyone is looking for with dual aspect and overlooking the westerly facing and sunny rear garden.





DINING AREA

12'4 x 9'0 (3.76m x 2.74m)
with wood effect flooring, a central heating radiator and a double glazed window to the rear.

KITCHEN AREA

11'3 x 9'0 (3.43m x 2.74m)
with wood effect flooring, a central heating radiator and a double glazed window to the side. Fitted with a range of base and eye level units, rolled edged work surfaces with upstands, inset four ring gas hob, NEFF electric oven with extractor hood over, a Bosch microwave, stainless steel single basin with a mixer tap over, integrated dishwasher, fridge and freezer. A UPVC double glazed door to the side leading into the



UTILITY PORCH

with doors to both the front and rear gardens. Fitted with cupboards and space for under-counter item.





LOUNGE

15'0 x 15'0 (4.57m x 4.57m)
with a central heating radiator and double
glazed French doors leading to the
extended patio area of the rear garden. A
feature fireplace with a coal effect inset
gas fire.

Back to the main hallway





BEDROOM 1

12'9 x 11'9 (3.89m x 3.58m)
with a central heating radiator and a double
glazed window to the front. Fitted wardrobes.

SHOWER ROOM

a beautifully presented and upgraded room
with a walk-in double shower, low level W.C.
with concealed cistern, wash hand basin with
mixer tap and a cupboard under, central
heating towel radiator and frosted double
glazed window to the front. Recessed lighting
and tiling to walls and floor.





from the hallway, stairs rise to the

FIRST FLOOR LANDING

with doors to

BEDROOM 2

14'0 x 11'4 (4.27m x 3.45m)
with a central heating radiator and a double
glazed window to the side. Further storage
within the eaves.





BEDROOM 3

12'4 x 12'0 (3.76m x 3.66m)
with a central heating radiator and a double glazed window to the side. Further storage within the eaves. Fitted wardrobes.

SHOWER ROOM

a shower enclosure, low level W.C. with concealed cistern, a wash hand basin with mixer tap, central heating towel radiator. Tiling to both floor and walls.





OUTSIDE - FRONT

To the fore of the property is an open plan and low maintenance landscaped garden with a double length driveway which provides off-street parking and provides access to the GARAGE, with an electric roller shutter door for easy use and to which there is both power and light.

OUTSIDE - REAR

The landscaped gardens to the rear are the perfect suntrap with a westerly facing aspect to ensure plenty of afternoon and evening summer sunshine for those who enjoy al fresco dining and entertaining in complete privacy. Landscaped for ease of maintenance and consists an extended large patio area, side borders with mature shrubbery providing both colour and texture. A rear access door to 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!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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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!