

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**29 WALNUT ROAD, BOTTESFORD,
LEICESTERSHIRE NG13 0AY**

£365,000

29 WALNUT ROAD, BOTTESFORD, LEICESTERSHIRE NG13 0AY

We have pleasure in offering to the market this detached family home occupying a delightful landscaped plot within a pleasant cul de sac and within walking distance of the heart of this highly regarded and well served Vale of Belvoir village.

THE GARDEN ROOM / HOME OFFICE / BAR - situated at the head of the garden, the perfect venue for either a Garden Room, the perfect Home Office or bar area for those who enjoy entertaining family and friends. With both power and light, there are numerous options available to many different buyers.

The property would benefit from a degree of upgrading, allowing the new owners to put their own stamp on the property in their own time - hence the asking price being set so sensibly... 4 bedrooms for the price of 3!

To the ground floor, the accommodation comprises an entrance hall with cloakroom off, a lounge to the front, breakfast kitchen and dining / conservatory to the rear. To the first floor there are four bedrooms and a separate family bathroom.

The property occupies a delightful and southerly facing plot tucked away in a small cul de sac, having generous frontage and off road parking, a garage and delightful landscaped garden to the rear, offering a good degree of privacy, lawn and well stocked raised beds/planters.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

The village of Bottesford is well equipped with local amenities including primary and secondary schools, within a very close walk to this property. A range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour.



DIRECTIONAL NOTE Leaving Bingham on the A52 towards Grantham passing the villages of Whatton and through Elton on the Hill, take the next left turn signposted to Bottesford. Proceed into the village on Nottingham Road which becomes High Street and take a right turn just before the Spar Shop / Post Office into Barkestone Lane and then second right into Walnut Grove where the property will be identifiable on the left hand side by our Hammond Property Services For Sale board.

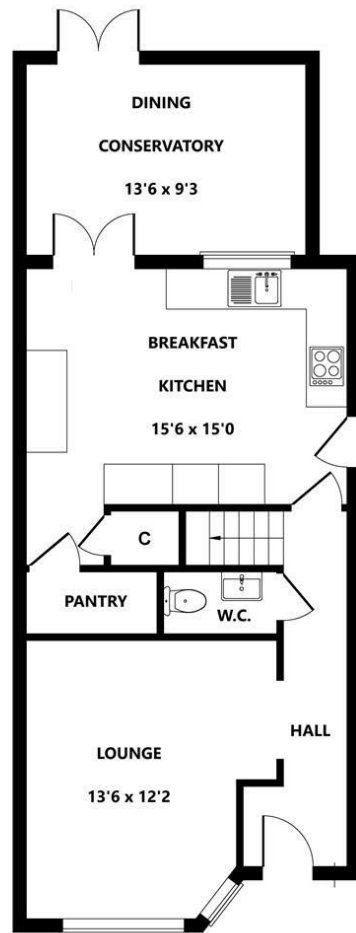
For Sat Nav use Post Code: NG13 0AY

Council Tax Band

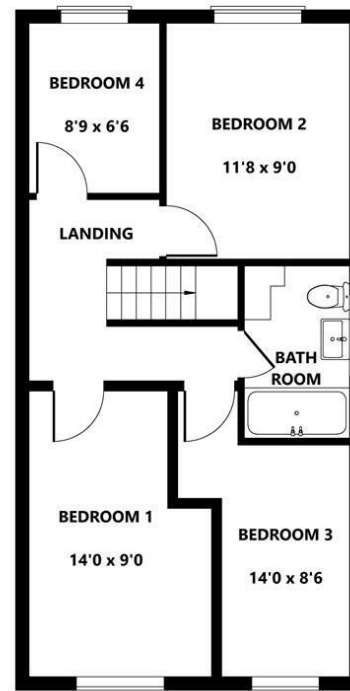
D

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;">85</div>
(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	

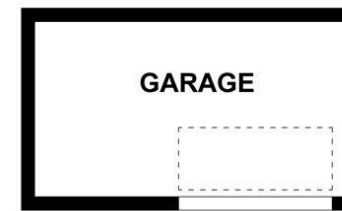
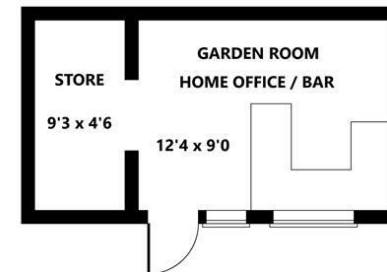
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



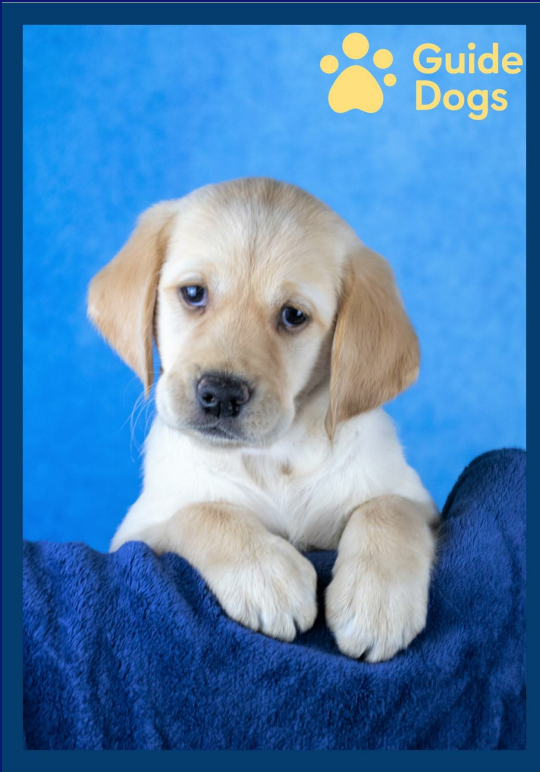
**NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY**



**Approximate Gross Internal Area
1270 sq ft - 118 sq m
(Excluding Garage)**



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 suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at
OnTheMarket.com



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 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



1st Bingham Scouts



Bingham & Orston Branch



Foundation
www.rosie-may.com



For more details, email sponsorship@hammondpropertyservices.com



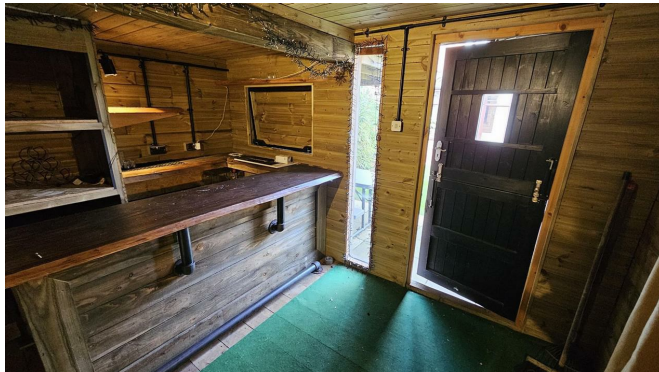
GARDEN ROOM / HOME OFFICE / BAR

situated at the head of the garden, the perfect venue for either a Garden Room, the perfect Home Office or bar area for those who enjoy entertaining family and friends. With both power and light, there are numerous options available to many different buyers.

A double glazed entrance door into the

ENTRANCE HALL

11'6 max x 10'6 max (3.51m max x 3.20m max) with a central heating radiator and a double glazed window to the side.





BREAKFAST KITCHEN

15'6 x 15'0 (4.72m x 4.57m)

Fitted with a range of wall and base units, a useful under-stairs pantry area and a double glazed door to the side elevation and a window overlooking the

DINING / CONSERVATORY

13'6 x 9'3 (4.11m x 2.82m)

with double glazed windows, a central heating radiator and double glazed double doors leading into the southerly facing and sunny rear garden.





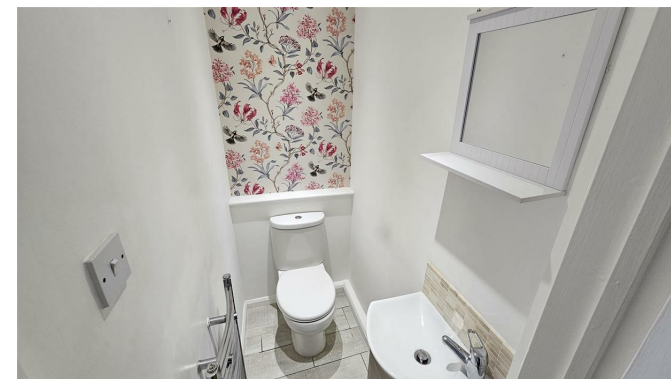
LOUNGE

13'6 x 12'2 (4.11m x 3.71m)
with a central heating radiator and a double
glazed window overlooking the front.

CLOAKROOM/W.C

Low level W.C and wash hand basin, chrome
central heating towel radiator.

Returning to the hallway, stairs to the





FIRST FLOOR LANDING

BEDROOM ONE

14'0 x 9'0 (4.27m x 2.74m)
with a central heating radiator and a double glazed window overlooking the front.

BEDROOM TWO

11'8 x 9'0 (3.56m x 2.74m)
with a central heating radiator and a double glazed window overlooking the rear.





BEDROOM THREE

14'0 x 8'6 (4.27m x 2.59m)
with a central heating radiator and a double
glazed window overlooking the front.

BEDROOM FOUR

8'9 x 6'6 (2.67m x 1.98m)
with a central heating radiator and a double
glazed window overlooking the rear.

BATHROOM

with a white and double-ended bath with shower
over and screen, a low flush W.C, wash hand
basin with mixer tap, tiled walls, central heating
towel radiator, obscure glazed window to the
side.





OUTSIDE - FRONT

The property occupies a delightful position within the cul de sac on a pleasant plot with a generous frontage and a block paved driveway providing ample off road parking as well as the GARAGE and EV charging Point

OUTSIDE - REAR

A delightful feature of the property and enclosed to all sides, offering a good degree of privacy and plenty of sunshine due to the southerly aspect. With mature trees and shrubs providing plenty of colour and texture.





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Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85**

to arrange a suitable time for us to call out and to discuss what we do and how we do it!

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