

FOR SALE

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**50 NIGHTINGALE WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QP**

£290,000

50 NIGHTINGALE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8QP

Early viewing is highly recommended as it is unlikely that this property will be around for long – as this one also benefits from a knocked-through kitchen and dining room to create a magnificent dining kitchen, with imaginative lighting and leading from the very large, light and airy lounge area; simply stunning! For peace of mind, a new Worcester Bosch combi-boiler was fitted in November 2023.

Immaculately presented by the current owner, significant improvements have been made including the mirror fronted sliding door wardrobes in the main bedroom as well as the plantation style shutters in the light and airy lounge area. There is a useful cloakroom on the ground floor and three well proportioned bedrooms to the first floor with a stylishly presented bathroom.

Location is one of the key features and with a delightful westerly facing and private garden this property is tailor made for couples/young families who are seeking a light and airy home with the major benefit of the extra space from the conservatory overlooking the private rear garden.

This gas centrally heated and double glazed property is pleasantly situated within a quiet cul de sac of similar homes. It is within easy reach of the shops and amenities within the Market Place as well as being handily placed for those needing easy access to Carnarvon or Toothill Schools.

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.

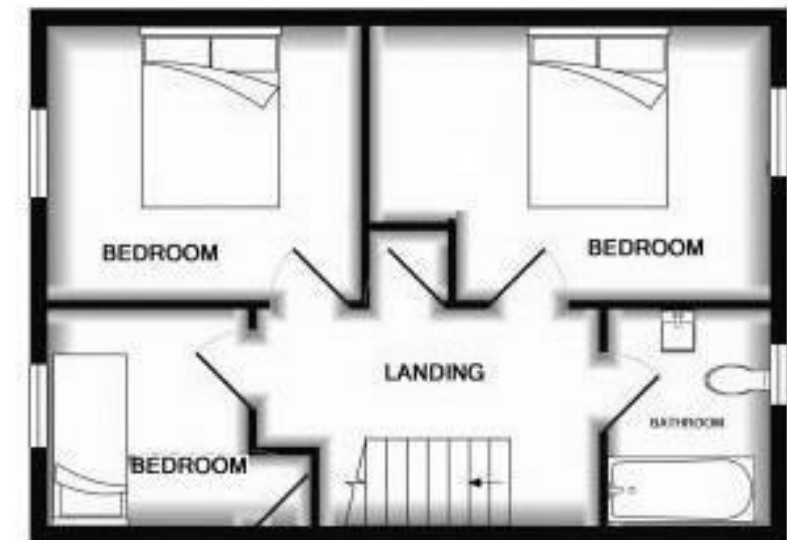
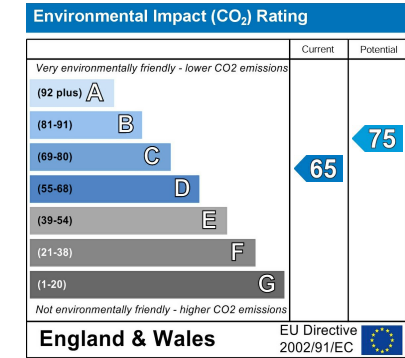
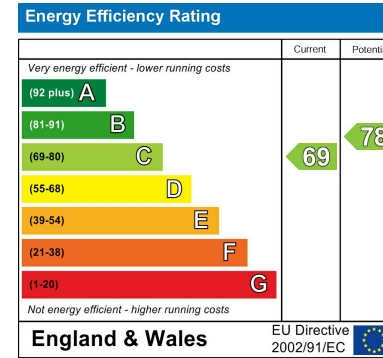
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



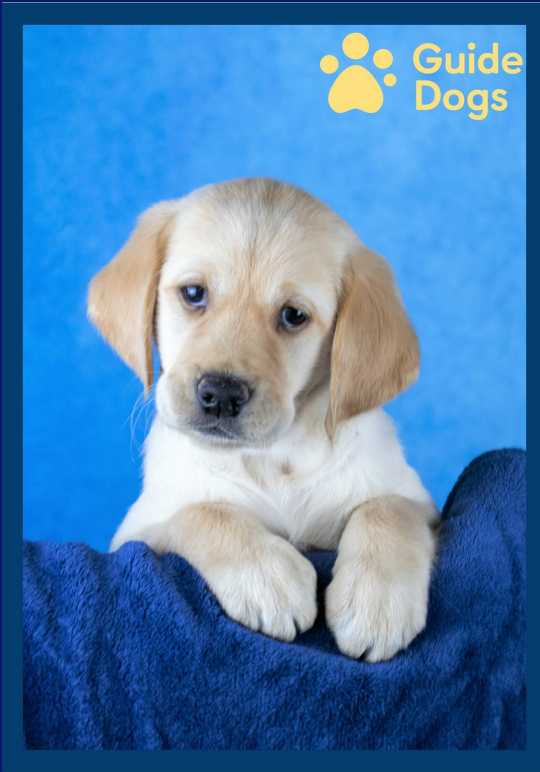
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on your right and both Belvoir Vale Grove and Swallow Drive. Take the following right into Nightingale Way. Turn right at the T Junction and this property can be found on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8QP

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

See all our properties at




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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



Robert Miles
Infant School



For more details, email sponsorship@hammondpropertyservices.com



Double glazed entrance door through to

RECEPTION HALL

with stairs to the first floor. Central heating radiator. Solid oak flooring.

CLOAKROOM

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

LOUNGE

17'0 x 12'8 (5.18m x 3.86m) with double glazed bay window. Central heating radiators. TV point. Solid oak flooring.





DINING KITCHEN

15'6 x 11'6 (4.72m x 3.51m)

recently upgraded with new L shaped solid oak work surface with drawers and cupboards under. Integrated double oven, electric hob, washing machine and dishwasher. Cooker hood. Tiled splash backs. Wall mounted cupboard units. Further new work surface with drawers and cupboards under. Double glazed window. DINING AREA with under stairs cupboard. Central heating radiator. Double glazed double doors to the conservatory. Solid oak flooring.

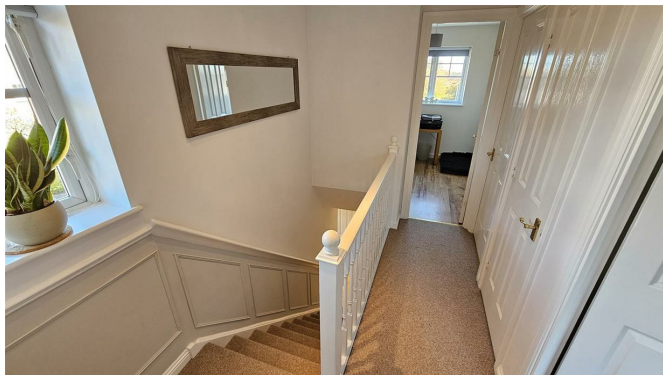


CONSERVATORY

12'2 x 10'6 (3.71m x 3.20m)

with double glazed windows and double glazed doors to the rear garden.



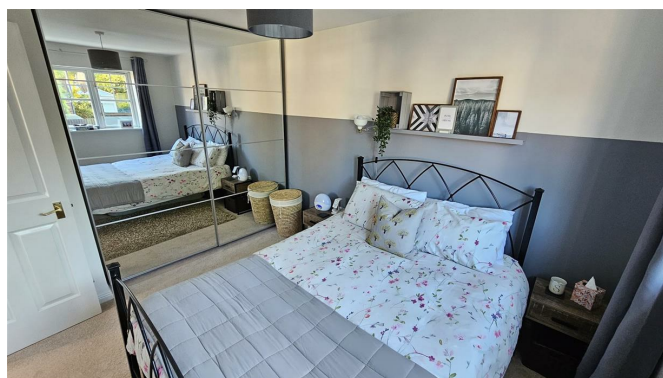
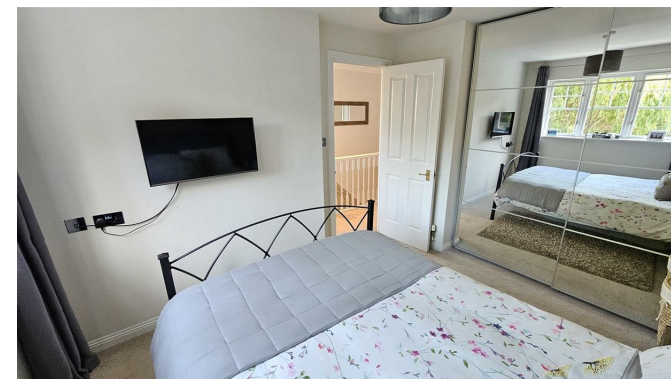


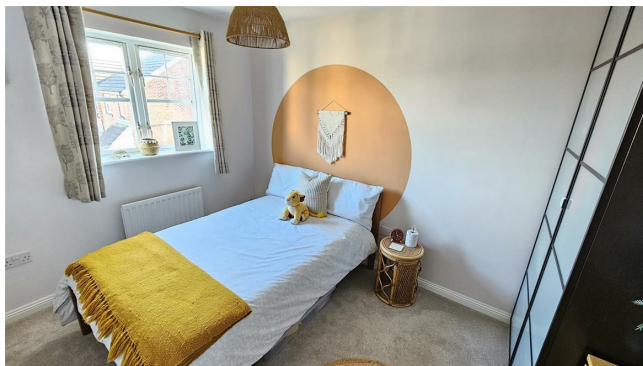
LANDING

with double glazed window. Airing cupboard with plenty of space for storage / shelving due to the new combi-boiler being fitted. Access to the loft space.

BEDROOM 1

13'6 x 9'6 (4.11m x 2.90m) with double glazed window. Central heating radiator. Built-in double wardrobes with mirror fronted sliding doors.





BEDROOM 2

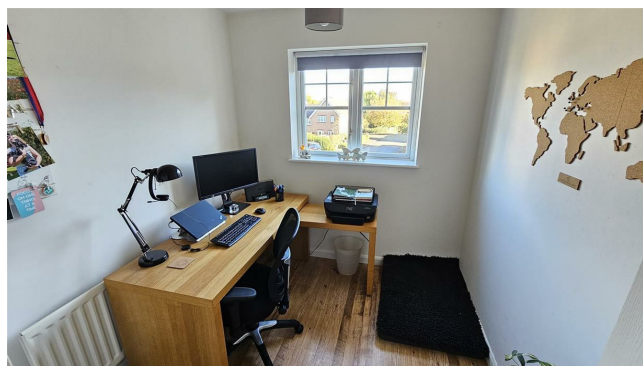
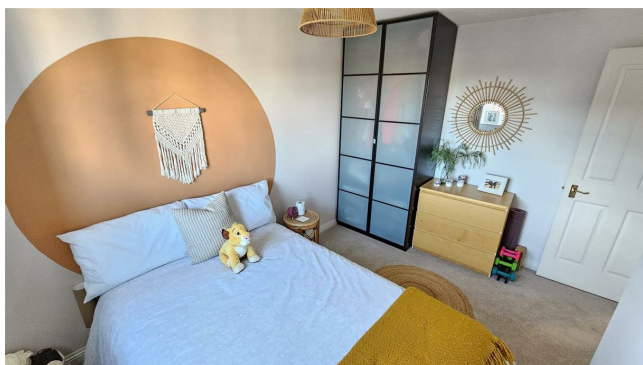
12'0 x 8'0 (3.66m x 2.44m)
with double glazed window. Central heating radiator.

BEDROOM 3

8'9 x 7'6 (2.67m x 2.29m)
with double glazed window. Central heating radiator. Built-in cupboard over the stairs.

BATHROOM

with white suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Central heating radiator. Double glazed window. Tiled flooring.





OUTSIDE - FRONT

To the fore of the property is a wide lawned garden area and car standing for 2 vehicles to the right hand side.

OUTSIDE - REAR

To the rear is an enclosed landscaped, westerly facing and sunny garden with a raised flower and shrub border, garden shed and large decking area – a perfect sun-trap for summer days and those who enjoy al fresco dining during balmy summer evenings. The extensive Wallenfels Play Area is only a 2 minute walk away... ideal for those with little ones to enjoy the play equipment with other local children.





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



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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!