Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





APPLEGARTH, BURTON LANE, WHATTON IN THE VALE, NOTTINGHAM, NOTTINGHAMSHIRE NG13 9EQ

OFFERS OVER £625,000

APPLEGARTH, BURTON LANE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9EQ

If you are seeking the ‘away from it all’ benefits provided by village life & yet still want to be within striking distance of Nottingham City Centre… to exchange the sounds of sirens with bird song, then Applegarth should be high up on your viewing list!

The main accommodation comprises the spacious Reception Hall, well-proportioned Breakfast Kitchen with Bosch fittings, large bay fronted and open plan lounge and dining areas, inner lobby with four bedrooms, of which, the Master Bedroom includes an en-suite shower room, dressing room (potential 5th bedroom) and access to the conservatory area. The three further bedrooms are serviced by a recently upgraded bath and shower room. Ceiling cornicing has been fitted to all living rooms and the Viessmann gas fired boiler was installed in July 2024 with a 10 year parts and labour guarantee.

The property occupies an attractive and mature plot (0.3 acres) with the majority of the gardens lying to both the front and the rear but offering a very high degree of privacy. A full length and block paved driveway leads to the two wide garages.

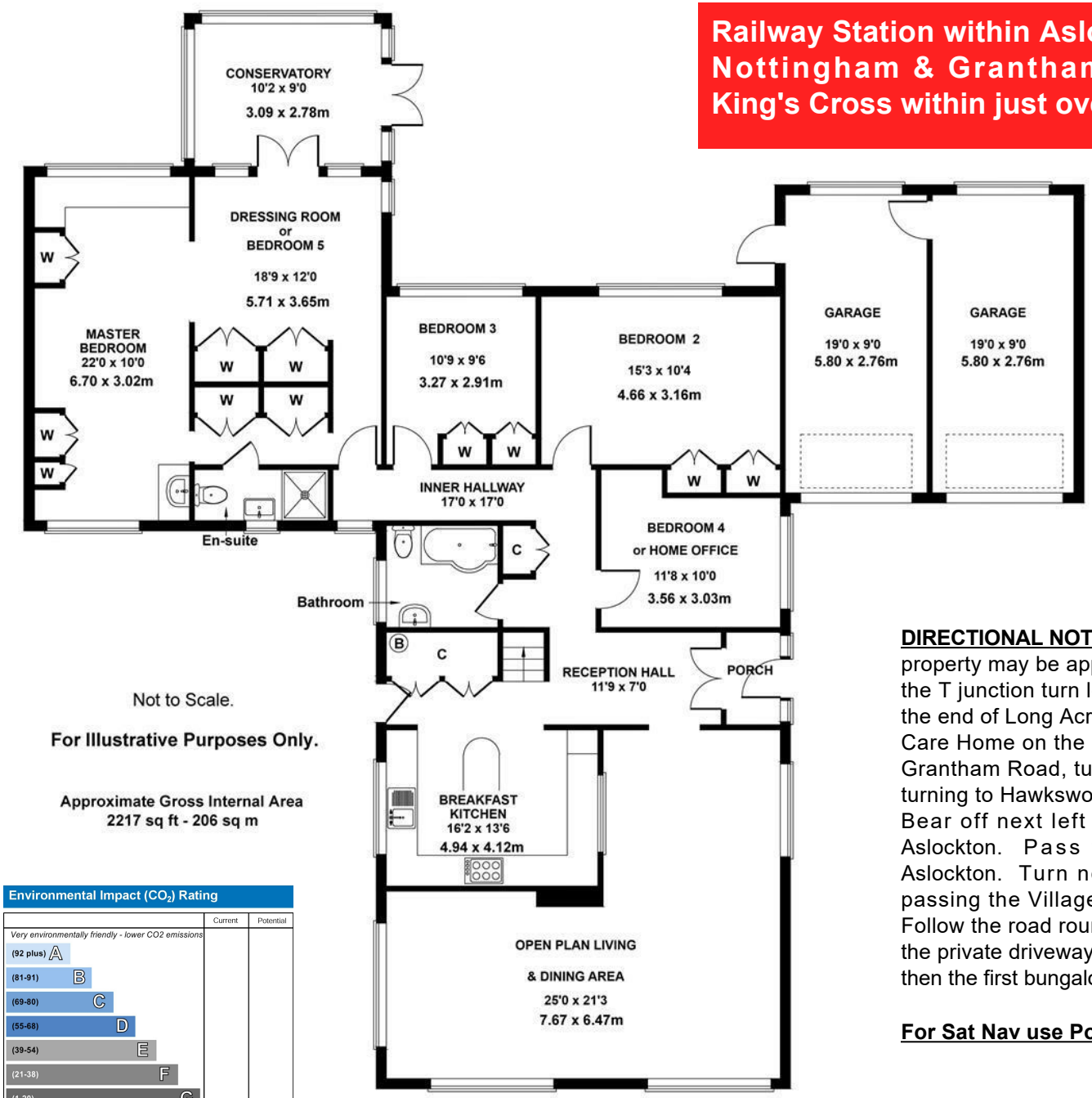
Amenities in in the village include The Church of St John of Beverley (Archbishop Thomas Cranmer's boyhood Church). a village green area, whilst the neighbouring village of Aslockton enjoys The Cranmer Arms Public House, Delicatessen and Convenience Store, Outstanding (OFSTED 2024) Archbishop Cranmer Church Primary School for 4 to 11 year olds, Pre-school, Railway Station with links to Nottingham & Grantham (with access to King's Cross within just over an hour!).

Additional amenities can be found in the nearby market town of Bingham & these include a new Leisure Centre with both an indoor pool & state of the art Gymnasium, secondary schooling, range of local shops, doctors and dentists.





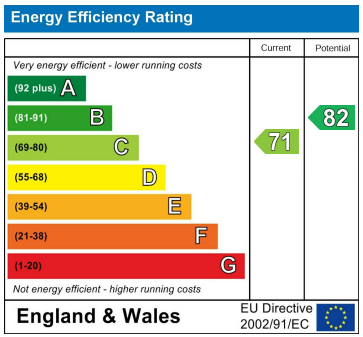
Railway Station within Aslockton with links to Nottingham & Grantham (with access to King's Cross within just over an hour!).

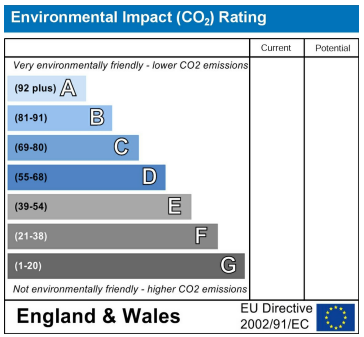


Not to Scale.

For Illustrative Purposes Only.

Approximate Gross Internal Area
2217 sq ft - 206 sq m

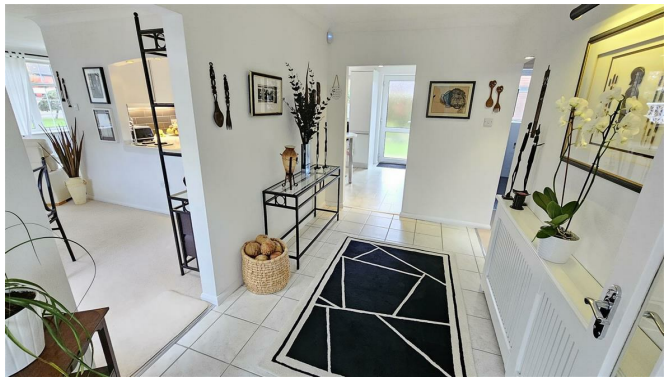




DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Continue to the end of Long Acre passing the Fosse Way View Care Home on the right hand side. At the end of Grantham Road, turn left onto the A52. Pass the turning to Hawksworth and Scarrington on the left. Bear off next left as directed to Whatton and Aslockton. Pass the turning on the left to Aslockton. Turn next left and bear left again, passing the Village Hall and Church on the left. Follow the road round to the right and turn left into the private driveway by the Post Box. Applegarth is then the first bungalow on the right hand side.

For Sat Nav use Post Code; **NG13 9EQ**

Council Tax Band **F**







A white and composite double glazed entrance door and side window through to

PORCH
with a tiled floor and a glazed door and side window through to

RECEPTION HALLWAY
11'9 x 7'0 (3.58m x 2.13m)
with wall light points. Central heating radiator. Access to the partially boarded loft space via a loft ladder. Storage/cloaks cupboard.

BREAKFAST KITCHEN
16'3 x 13'6 (4.95m x 4.11m)
with work surfaces to three sides with drawers and cupboards under. Central peninsular bar area with drawers under. Four ring induction hob with two ring gas burners to the side and a Bosch extractor hood over with separate Bosch double oven with a warming drawer under. Wall mounted cupboard units. Stylish central heating radiator. Double glazed door to the side lawned area. Space for a double fridge & freezer. Tiled flooring and recessed lighting. BOILER/AIRING CUPBOARD housing the Viessmann gas fired boiler (installed July 2024 with a 10 year parts and labour guarantee) serving the domestic hot water supply and central heating system and further useful storage has been created. Fitted washing machine and new tumble dryer (November 2024).







'L' SHAPED DINING LOUNGE
25'0 x 21'3 (7.62m x 6.48m)
Central heating radiators. Double glazed windows overlooking the front gardens. Feature gas fireplace. Cat 5 Internet socket / T.V. aerial for satellite and digital. The dining furniture will be available by separate negotiation.











INNER HALLWAY
From the main hallway, a further inner hallway leads to the

OPEN PLAN MASTER BEDROOM SUITE
22'0 x 10'0 (6.71m x 3.05m)
with double glazed window overlooking the rear garden. Central heating radiator. Fitted double wardrobes, central heating radiators. Vanity area with an inset sink with cupboards under and mirror over. T.V. point.



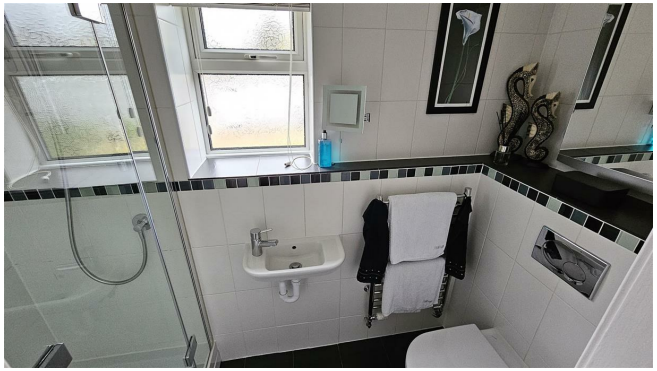








FULLY TILED EN-SUITE SHOWER ROOM
with a shower enclosure featuring newly installed processor and control unit to the Aqualisa digital shower (December 2024), wall mounted wash basin with block mixer tap, low flush W.C., with concealed cistern. Vanity mirror and shaver point. Mirror fronted bathroom cabinet.



THIS AREA IS OPEN TO THE DRESSING OR SNUG AREA
18'9 x 12'0 (5.72m x 3.66m)
with double glazed windows and double doors into the Conservatory. Louvred blinds. A pair of double wardrobes with louvred doors providing even more storage. Central heating radiator.









CONSERVATORY
10'2 x 9'0 (3.10m x 2.74m)
with made-to-measure and fitted blinds to the double glazed windows and double doors which lead into the rear garden. Lighting, power points and under-floor heating with thermostat.



BEDROOM 2
15'3 x 10'4 (4.65m x 3.15m)
with double glazed window. Central heating radiator. Fitted double wardrobes. The John Lewis timber furniture is available by separate negotiation.









BEDROOM 3
10'9 x 9'6 (3.28m x 2.90m)
with double glazed window. Central heating radiator. Fitted double wardrobes.

FULLY TILED BATHROOM
with a white three piece suite comprising a 'P' shaped panelled bath with shower over, wall grips and screen, wash basin and low flush W.C., chrome heated towel rail. Complementary tiling and recessed lighting. Under-floor heating, extractor fan, shaver point and mirror with overhead light.











BEDROOM 4 / HOME OFFICE

11'8 x 10'0 (3.56m x 3.05m)

with double glazed window. Central heating radiator. Cat 5 internet point. The Home Office furniture is available by separate negotiation.

OUTSIDE - FRONT

The property occupies a lovely position off a private driveway with just two other executive bungalows. It includes a delightful open plan garden to the fore. The garden is mainly laid to lawn with inset flower and shrub beds. The block paved driveway provides ample car standing space and leads to the two GARAGES with twin up and over Everest electric doors. The garages are fitted with light and power sockets.











OUTSIDE - REAR

To the rear of the bungalow is a beautifully landscaped and fully enclosed private garden - a wonderful haven. Again it is mainly laid to lawn with a patio and mature shaped borders affording the property a high degree of privacy. Both well-stocked and well-designed, with ease of maintenance in mind. The extensive patio area is perfect for those who enjoy entertianing with family friends with al fresco dining on the large patio are during those balmy summer evenings. The garden furniture and the shed will be left upon completion.









.

ENCLOSED & PRIVATE SIDE GARDEN

A side courtyard leads from the kitchen area and is perfect as a drying area or for those wanting to enjoy private sunbathing, or evening relaxation with the last drops of Merlot. Secure gated access leads to the front lawned area of the property. To the front are village views including the spire of The Church of St John of Beverley (Archbishop Thomas Cranmer's boyhood Church) in the distance.









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!





