

FOR SALE

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www.hammondpropertyservices.com

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Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**12 QUEENS COURT, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8FY**

OFFERS OVER £250,000

TWO BEDROOMS? or THREE BEDROOMS? You choose!

Originally built as a large 3 bedroomed home on a very spacious corner plot, recent alterations to the first floor have created a substantial 2 bedroomed home, with the option of an easy conversion back to a 3 bedroomed home with the simple replacement of 1 wall and 1 door.

A beautifully presented home with one of the best plots at this price range with a driveway and garage?

Within the property is a dual-aspect lounge, wonderful and recently upgraded breakfast kitchen and a dining area to the side, two very large bedrooms and an upgraded bathroom to the first floor.

For those who enjoy plenty of sunshine for al fresco dining during those balmy summer months, the front garden is southerly facing with mature shrubs and hedging and the rear garden has been cleverly landscaped for ease of maintenance

The property is being offered with the benefit of NO CHAIN to enable a speedy purchase.

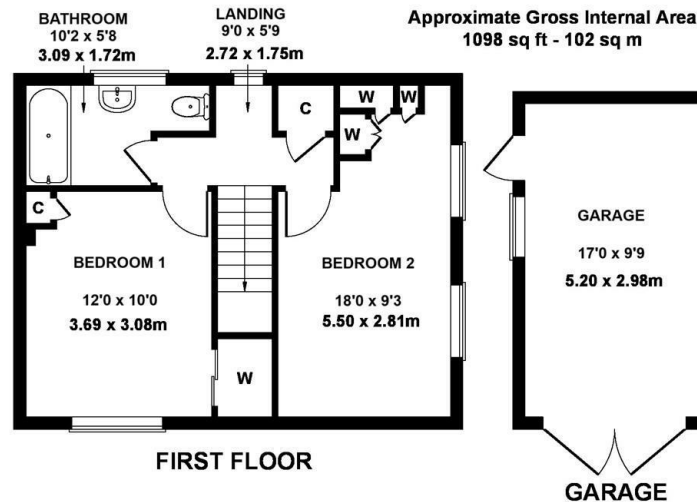
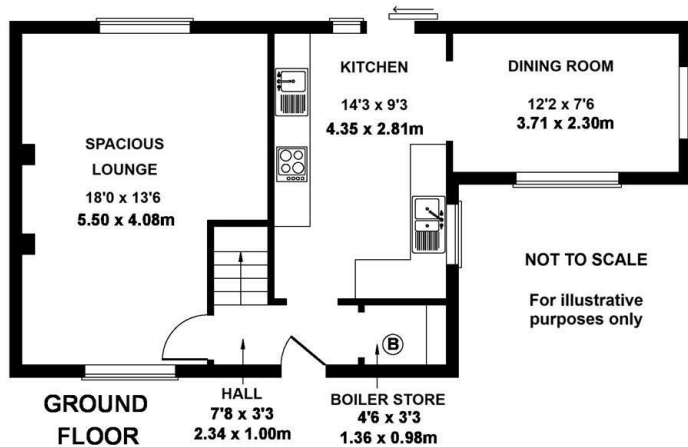
Situated only a short walk to Robert Miles School (no excuse for being late for morning registration) and Bingham Market Place where there are a range of shops. This is a perfect home for first time buyers or young families – don't miss it!

For the busy commuters, 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.

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FLOOR PLAN - OPTION 1



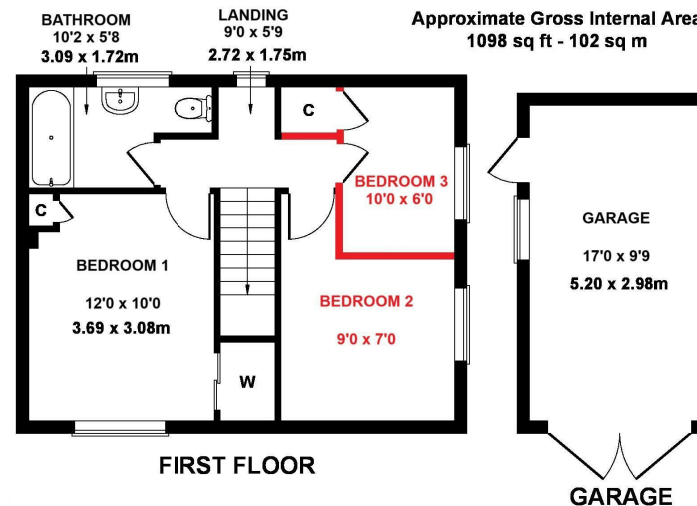
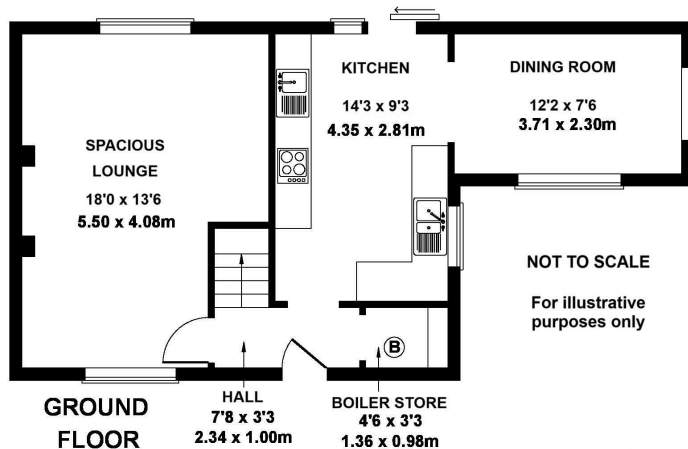
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(12-20) E		
(1-11) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Council Tax Band

B

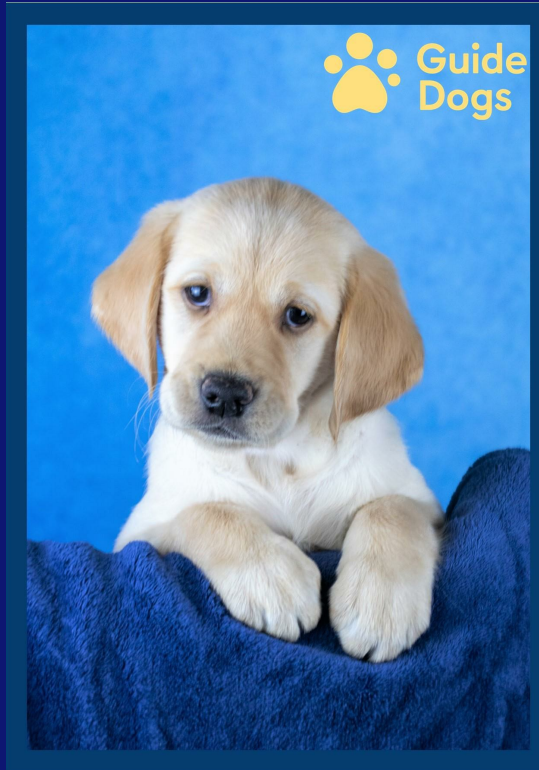
FLOOR PLAN - OPTION 2



DIRECTIONAL NOTE From our Bingham Office the property may be approached by following the road round to the left into Newgate Street. At the T junction turn right into Kirkhill. Take the first left. As the road bends round to the left, turn right into Hill Drive and take the second left onto Bishops Road, which leads into Queens Court and this particular property will be found immediately on the right hand side corner; clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8FY

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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Services Bingham**



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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

childline
ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email **sponsorship@hammondpropertyservices.com**



Double glazed and upvc entrance door through to

HALLWAY

with stairs to the first floor and storage cupboard to the side housing the gas fired combi boiler. Wood effect flooring.

SPACIOUS LOUNGE

18'0 x 13'6 (5.49m x 4.11m)

with double glazed windows to the front and the rear. Central heating radiators. Views across the rear garden and the landscaped frontage. Feature fireplace with log burner style electric fire. Serving hatch to the kitchen. From the hallway, an open archway leads into the





BREAKFAST KITCHEN

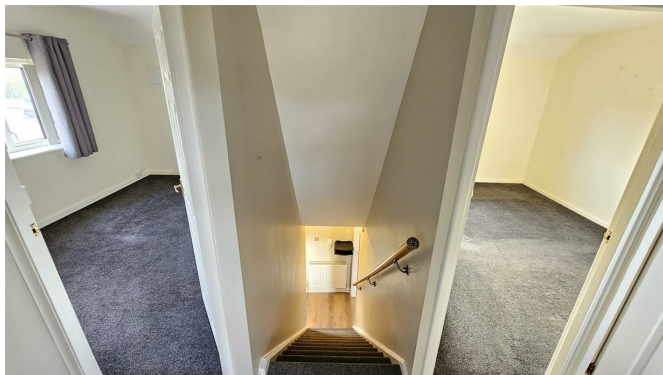
14'3 x 9'3 (4.34m x 2.82m)
with a continuation of the wood effect flooring. Work surfaces with drawers and cupboards under and over. One and a half bowl sink unit. Double glazed window overlooking the side garden and double glazed patio doors to the rear garden. CDA electric hob with extractor fan over and a CDA double electric oven to the side. Recessed lighting.



DINING AREA

12'3 x 7'6 (3.73m x 2.29m)
with double glazed windows to the front and the side. Central heating radiator.





LANDING

From the hallway stairs rise to the first floor with a double glazed window overlooking the rear garden and providing access to the loft.

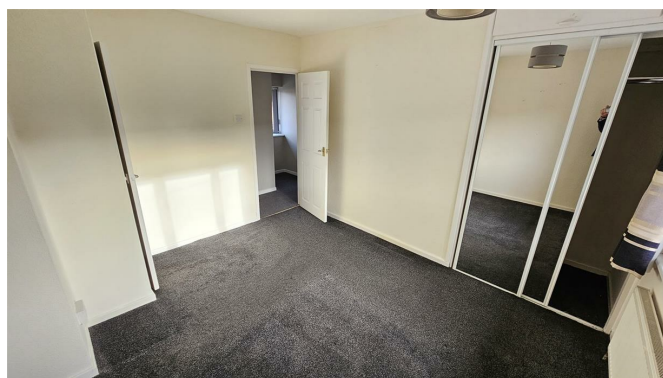
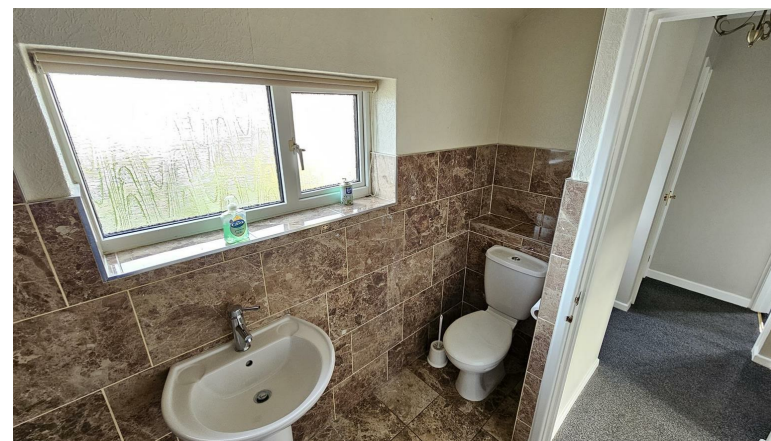
BEDROOM 1

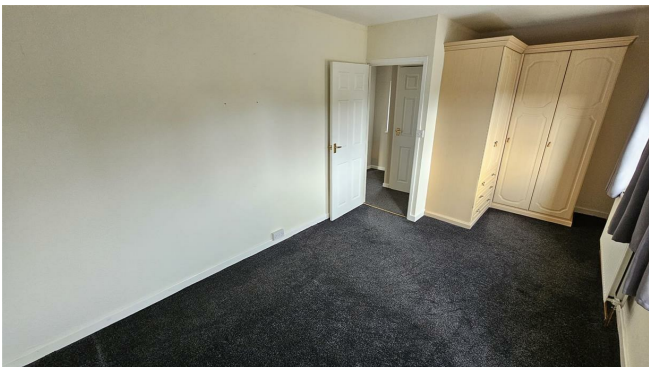
12'0 x 10'0 (3.66m x 3.05m)

Double glazed window to the front and a central heating radiator. Mirror fronted and sliding doors to the wardrobe over the stairs.

RECENTLY UPGRADED BATHROOM

with suite comprising a shaped panelled bath with electric shower over with pivot screen, pedestal wash basin and low flush W.C., Double glazed window. Extractor fan. Central heating towel radiator. Wood effect flooring. Useful storage recess.





BEDROOM 2

18'0 x 9'3 (5.49m x 2.82m)

Double glazed windows to the side and a central heating radiator. Fitted wardrobes.

IF CONVERTED BACK TO 3 BEDROOMS

BEDROOM 2 WOULD BE

9'0 x 7'0 (2.74m x 2.13m)

Double glazed window to the side and a central heating radiator.

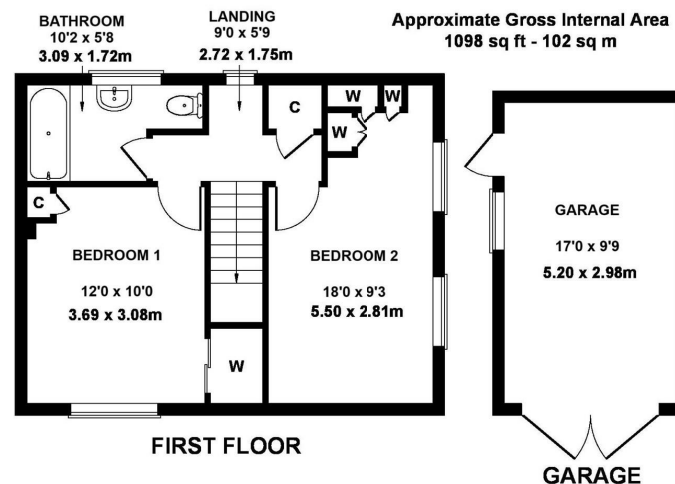
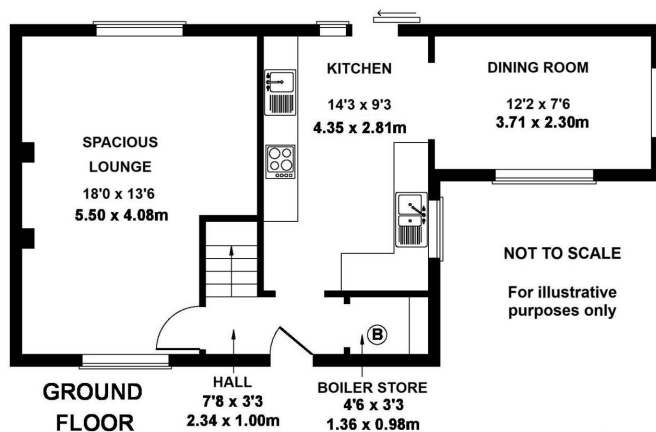
BEDROOM 3 WOULD BE

10'0 x 6'0 (3.05m x 1.83m)

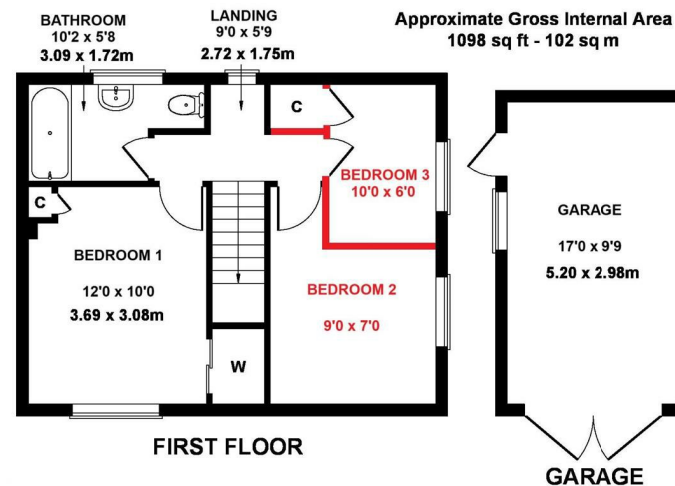
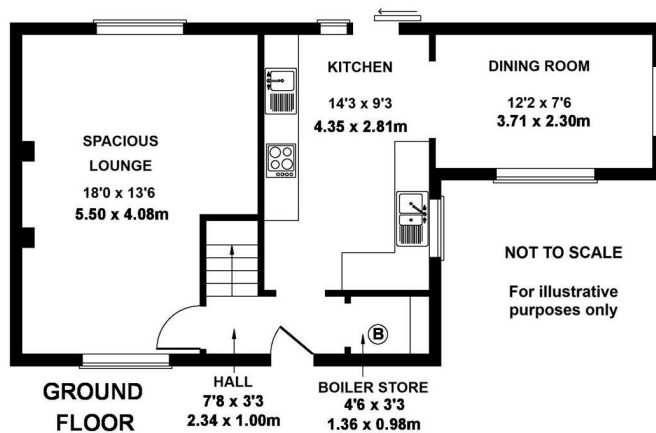
Double glazed window to the side and a central heating radiator.



FLOOR PLAN - OPTION 1



FLOOR PLAN - OPTION 2





OUTSIDE - FRONT

There is a wrought iron gate to the front providing access to the block paved pathway that, in turn, leads to the front door. A private lawned garden to the front and side leads around to the driveway and GARAGE... so seldom found with other properties on this development.

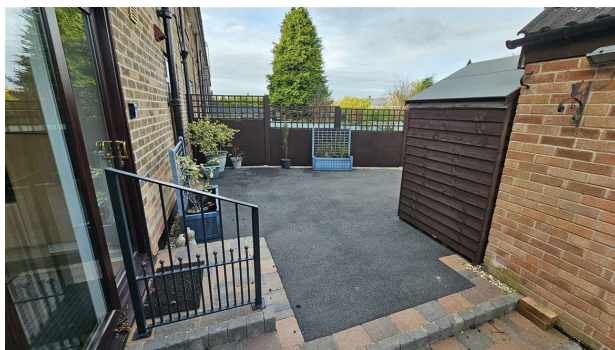




OUTSIDE - REAR

For those who enjoy plenty of sunshine for al fresco dining during those balmy summer months, the gardens have been cleverly landscaped to enable two wonderful seating areas for both morning breakfast and a further area to the rear for afternoon tea. Mature hedging, shrubs and plantings ensure a high degree of privacy and yet have also created an easy to maintain lifestyle.





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



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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**





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→



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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!