

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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NG13 8AR

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**THE COTTAGE, CHAPEL LANE, GRANBY, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9PW**

£495,000

THE COTTAGE, CHAPEL LANE, GRANBY, NOTTINGHAMSHIRE NG13 9PW

Offered to the market is this beautifully extended, five bedroom family home. Combining the idyllic blend of character features and modern fixtures this three story, semi-detached property is located within the desirable Village of Granby within sought after school catchments. Accommodation comprises an entrance hall, light and bright living room with feature open fireplace, contemporary kitchen diner, dining room with log burning stove, three bedrooms and family shower room to the first floor with the master having a large four piece en-suite shower room, two further bedrooms to the second floor and a stylish shower room, a large outbuilding containing a coal store, utility room, W.C. and workshop, off street parking to the rear and southerly gardens.

Extensive accommodation over three floors ensuring a wonderful feeling of space throughout, with the potential for a Home Office with the upstairs rooms or the conversion of the useful workshop... ideal for those who have seen a change in working habits and lifestyle.

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 The Cottage should be high up on your viewing list!

The village of Granby lies in the Vale of Belvoir and was voted the Village of the Year in 2015 - partly due to offering highly regarded Primary schools in the nearby villages of Orston and Langar and with further amenities available in the nearby market town of Bingham including secondary schooling, a range of shops, doctors, dentists and a leisure centre. Granby is connected to high speed broadband, is convenient for the A52 and the A46, the A1 and M1 and from the nearby town of Grantham there is a high speed train to Kings Cross station, London in just over an hour.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre and follow the road round to the right passing the new Care Home on the right hand side. At the T junction turn left onto the A52. Turn next right as directed to Plungar and Granby. On entering the village up the hill, you will see a grassed triangle on the right. Turn right onto Chapel Lane, where the property will be ahead of you on the corner with Dragon Street and clearly denoted by the Hammond Property Services For Sale sign.

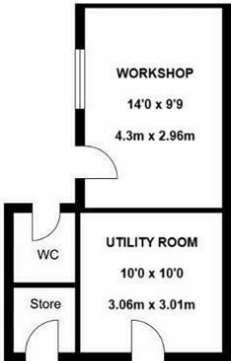
For Sat Nav use Post Code: **NG13 9PW**

Council Tax Band

B

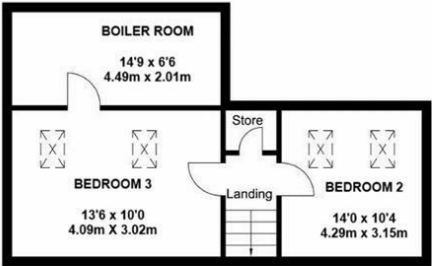
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		7181
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



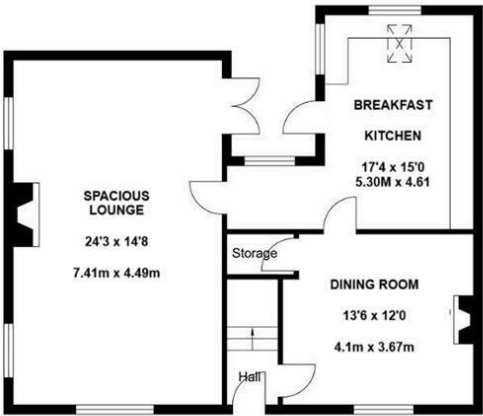
Outbuilding
Approximate Floor Area
285.67 sq. ft
(26.54 sq. m)

NOT TO SCALE
FOR ILLUSTRATIVE
PURPOSES ONLY



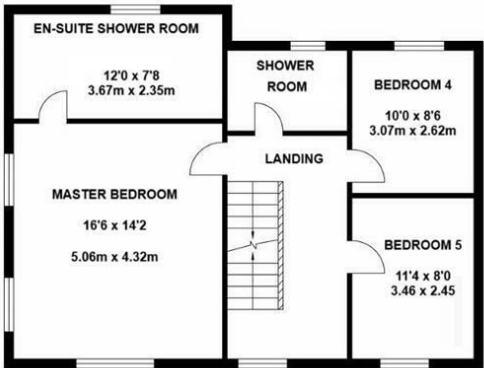
SECOND FLOOR

Approximate Floor Area
400.74 sq. ft
(37.23 sq. m)



GROUND FLOOR

Approximate Floor Area
768.22 sq. ft
(71.37 sq. m)



FIRST FLOOR

Approximate Floor Area
743.57 sq. ft
(69.08 sq. m)

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

childline
ONLINE, ON THE PHONE, ANYTIME
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For more details, email **sponsorship@hammondpropertyservices.com**



Double glazed and wooden front door into Entrance Hal

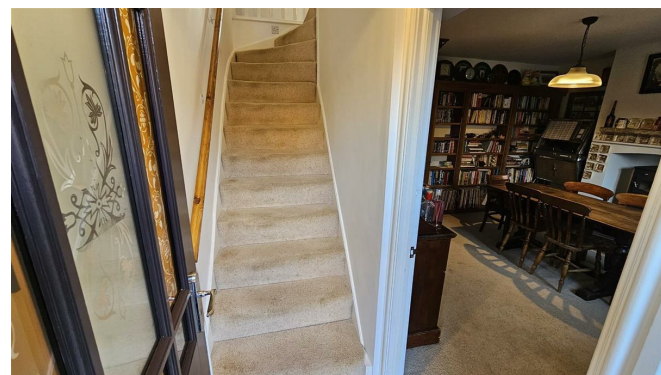
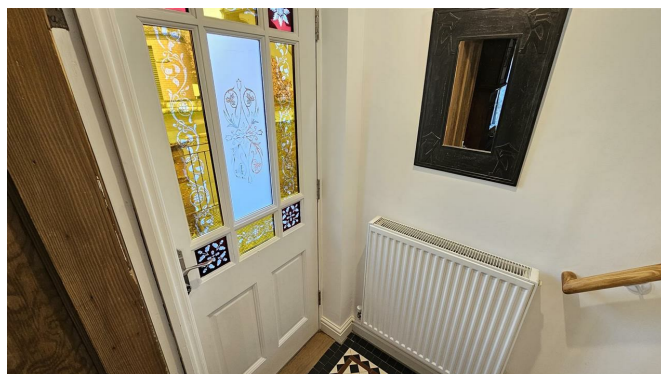
ENTRANCE HALLWAY

Period styled tiled flooring, stairs rising to the first floor and door to the Dining Room.

DINING ROOM

13'6 x 12'0 (4.11m x 3.66m)

Double glazed window, wooden door to good sized storage cupboard, wooden door to the Kitchen Diner and feature log burning stove.





BREAKFAST KITCHEN

17'4 x 15'0 (5.28m x 4.57m)

A light and bright L-Shaped Kitchen Diner being fitted with a contemporary range of high gloss base and wall mounted units with solid Brazilian Granit work surface over, inset double sink with boiling tap, built-in dishwasher, space and plumbing for American sized fridge freezer, space for gas range cooker.





Wood effect flooring, double glazed windows to two elevations, double glazed door to the Rear Garden, double glazed Velux Skylight with remote control and rain sensor and wooden and glazed interior door to the Lounge.





SPACIOUS LOUNGE

24'3 x 14'8 (7.39m x 4.47m)

Another light filled room with double glazed windows to three elevations and double glazed French doors leading out to the Rear Garden, inset ceiling remote controlled cinema screen with built-in surround sound and feature inglenook styled open fire.

FIRST FLOOR LANDING

Double glazed window, wooden doors to the Master Bedroom, Family Shower Room, Bedroom Four and Bedroom Five and having stairs rising to the Second Floor.





MASTER BEDROOM

16'6 x 14'2 (5.03m x 4.32m)

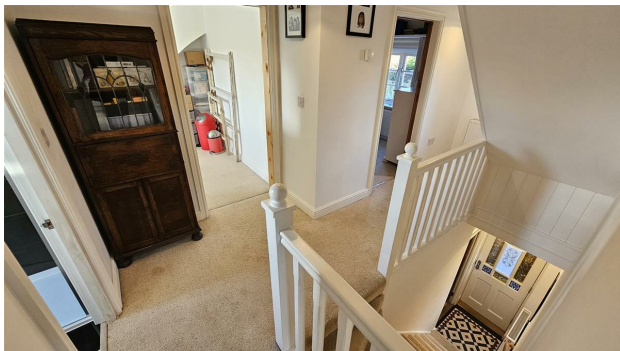
A light and bright room with double glazed windows to two elevations, two television points and door to the En-Suite.

EN-SUITE SHOWER

12'0 x 7'8 (3.66m x 2.34m)

A spacious En-Suite being fitted with a four piece suite comprising: Walk-in double shower cubicle with chrome rain shower over, feature whirlpool spa bath with mixer tap, W.C. and contemporary circular glass basin set onto a vanity storage unit, double glazed window, marble effect tiled flooring and heated towel rails.





BEDROOM 5

11'4 x 8'0 (3.45m x 2.44m)

Central heating radiator and a double glazed window to the front.

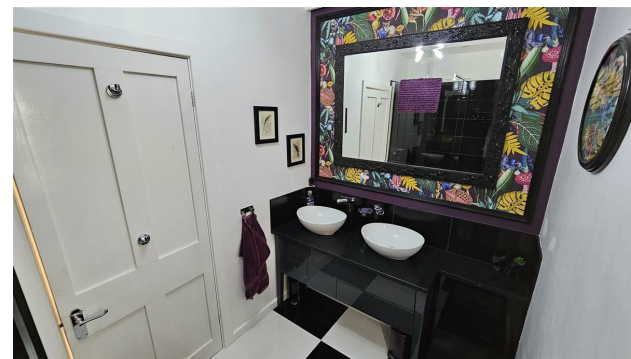
BEDROOM 4

10'0 x 8'6 (3.05m x 2.59m)

Central heating radiator and a double glazed window to the rear.

SHOWER ROOM

Fitted with a modern four piece suite comprising: "His and Hers" shaped basins set onto a vanity storage unit, W.C. and walk-in triple shower cubicle with chrome rain shower over, double glazed window, Porcelain tiled flooring and traditional styled heated towel rail.





SECOND FLOOR LANDING

Doors to Bedrooms 4 and 5 and Storage cupboard.

BEDROOM 2

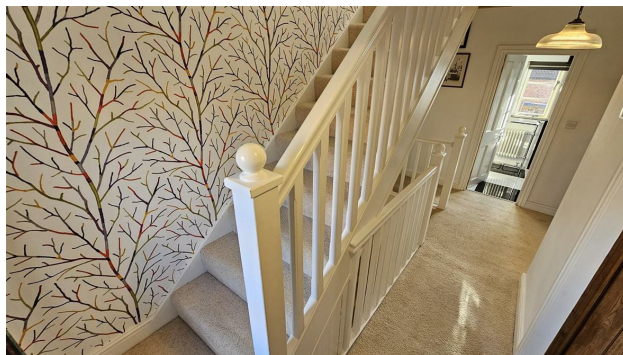
14'0 x 10'4 (4.27m x 3.15m)

Two double glazed Velux Skylights, television point and access to the Boiler Room housing the Gas central heating boiler.

BEDROOM 3

13'6 x 10'0 (4.11m x 3.05m)

Two double glazed Velux Skylights and television point.





OUTSIDE - FRONT

A retaining wall with wrought iron gate leads to the courtyard and front door via a pathway laid to Victorian brick.



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OUTBUILDING

This property also benefits from an L-Shaped brick built out building which is divided into: Coal store / Utility Room (10'0 x 10'0) with base and wall mounted units with work surface over, inset ceramic sink, gas central heating and space and plumbing for washing machine and further appliance / W.C. fitted with a two piece suite comprising a Wash basin and W.C. and Workshop with double glazed window and door.

OUTSIDE - REAR

Immediately to the rear of the Kitchen is a good sized patio area ideal for entertaining and alfresco dining with raised flower beds and pedestrian gate accessing the driveway and further garden laid mainly to lawn.





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

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Did you know that we have a Rental Department?

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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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and to discuss what we do
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