

FOR SALE

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**18 PALMER AVENUE, BOTTESFORD,
LEICESTERSHIRE NG13 0GU**

OFFERS OVER £375,000

18 PALMER AVENUE, LEICESTERSHIRE NG13 0GU

A detached family home completed by Miller Homes to their very popular Marlbrook design in 2021 with an enviable position and westerly facing sunny rear garden. With four bedrooms, a large lounge area, separate Home Office / Play Room, an open plan dining kitchen and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and three further bedrooms which are serviced by the family bathroom.

The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the front and side, that also leads to the GARAGE, with an electric car charging point.

Bottesford is a sought-after village well equipped with local amenities including primary and secondary schools, a good range of local shops, doctor's surgery, dentist and a number of pubs and restaurants. The village is by-passed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester. Less than ten minutes away by car is Bingham Market Place with its range of shops.

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' Bottesford & Bingham have direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

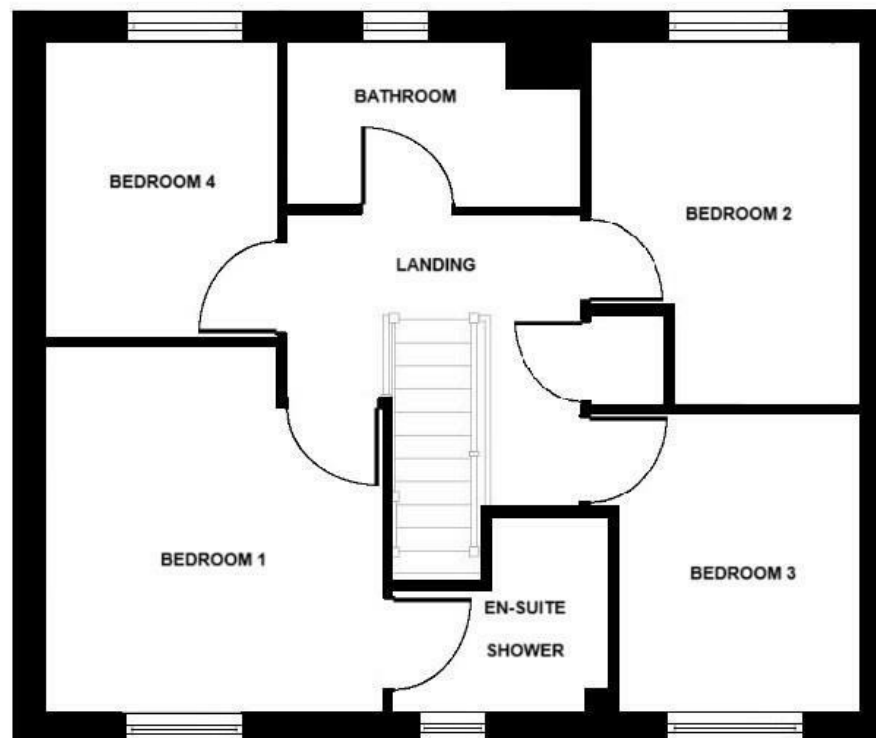
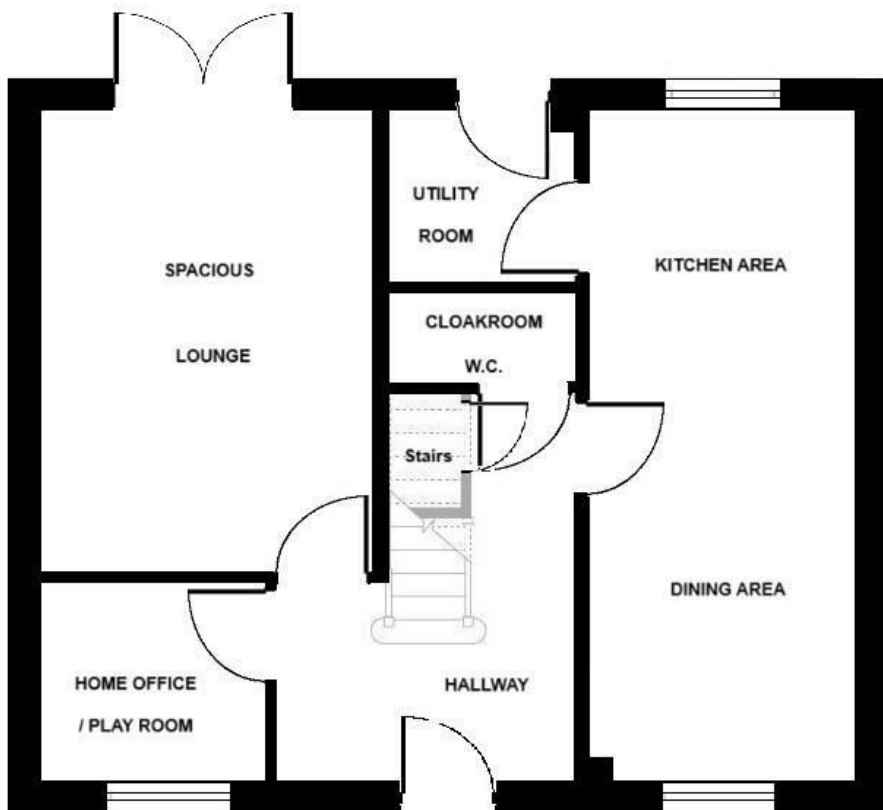
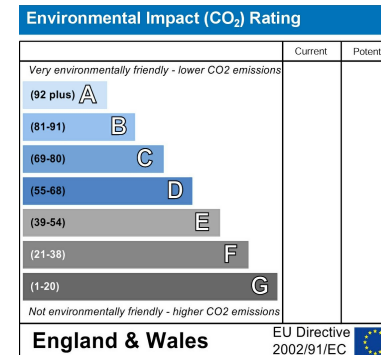
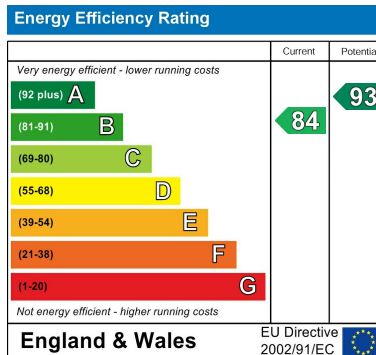


DIRECTIONAL NOTE Leaving Bingham via Grantham Road, turn left onto the A52 towards Grantham and travel for several miles, through Elton on the Hill and past the first left turn signposted to Bottesford. Continue along the bypass and take the next left turn to Bottesford onto Belvoir Road. At the T junction, turn right onto Market Street and as the road bends to the right, continue ahead along Market Street which becomes Rectory Lane. In turn, this becomes Normanton Lane and the road bends to the left and right. Crossing the railway line, after 200 yards, turn right into Palmer Avenue and continue along the cul-de-sac until the even numbers on the right will bring you to number 18; which is clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 0GU

Council Tax Band

D





UPVC double glazed front door into the

RECEPTION HALL

A lovely light and bright welcoming reception with feature central staircase rising to the first floor with under stairs storage cupboard, contemporary white doors to the Office, living Room, Kitchen Diner and Ground Floor W.C. and having Karndean wood effect flooring.

DINING KITCHEN

23'0 x 9'0 (7.01m x 2.74m)

DINING AREA

13'0 x 9'0 (3.96m x 2.74m)

with a central heating radiator and a double glazed window overlooking the front.





KITCHEN AREA

10'0 x 9'0 (3.05m x 2.74m)

A dual aspect Kitchen Diner with uPVC double glazed windows to the front and rear elevations, fitted with a good range of Shaker style base and wall mounted units with marble effect work surface over, built-in dishwasher, inset sink and drainer, built-in double electric oven and grill, induction hob with extractor fan over, space for American style fridge freezer, television point, continuation of the Karndean wood effect flooring and contemporary door to the Utility Room. A further useful worktop area in a Butcher's block style with drawers under. Recessed lighting throughout.

UTILITY ROOM

6'2 x 6'0 (1.88m x 1.83m)

Continuation of the base and wall mounted units with marble effect work surface over, inset sink, continuation of the Karndean wood effect flooring, space and plumbing for washing machine and further appliance, wall mounted gas central heating boiler and a double glazed door to the Rear Garden.

CLOAKROOM / W.C.

Fitted with a two piece white suite comprising a low flush W.C. and wash basin, continuation of the Karndean wood effect flooring and chrome heated towel rail.





LARGE LOUNGE

15'8 x 11'3 (4.78m x 3.43m)

A light and airy room with uPVC double glazed double doors leading out to the extended patio area of the landscaped rear garden.

HOME OFFICE / PLAYROOM

7'6 x 6'9 (2.29m x 2.06m)

Continuation of the Karndean wood effect flooring, a central heating radiator and a uPVC double glazed window to the front elevation.





FIRST FLOOR LANDING

Contemporary doors to the Bedroom and Bathroom accommodation, storage cupboard and the loft hatch.

MASTER BEDROOM

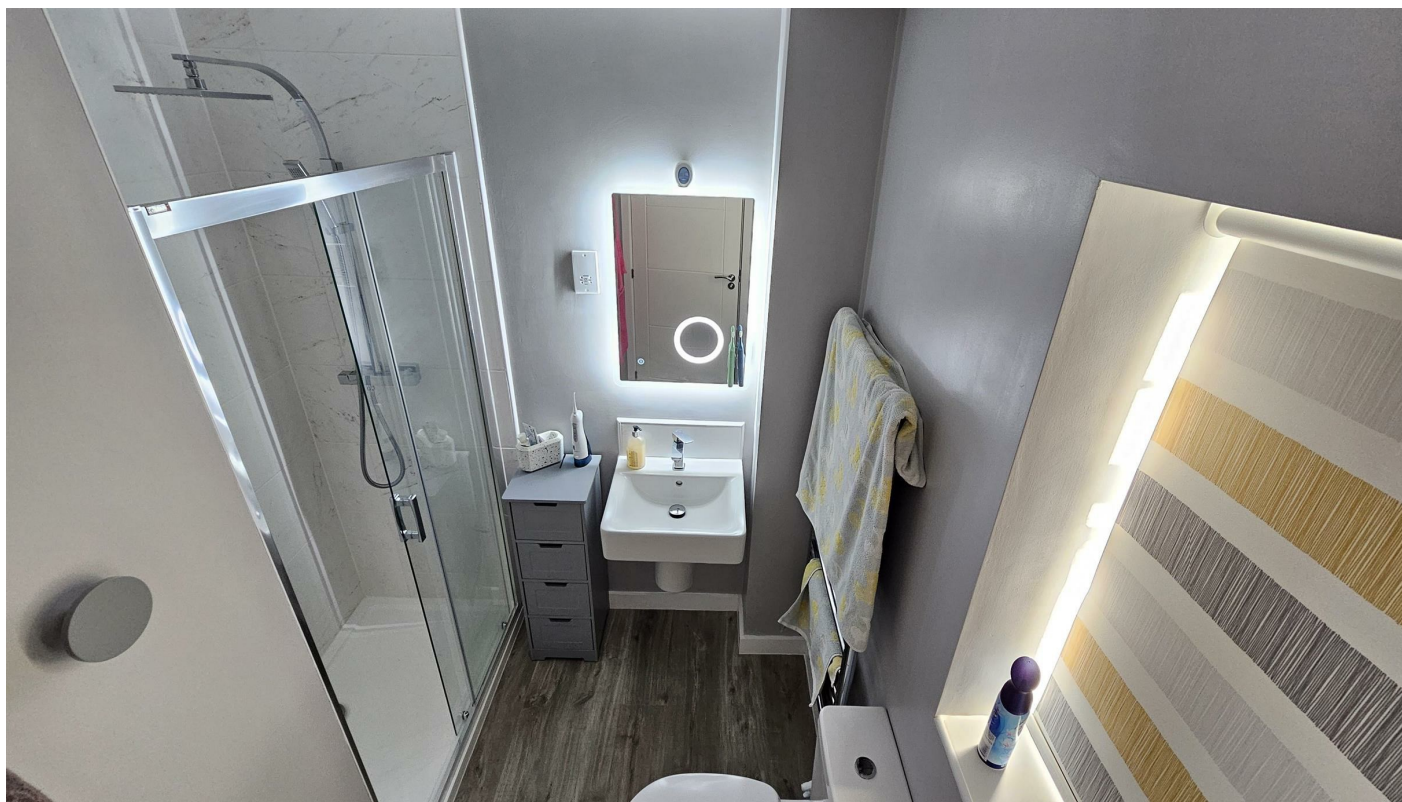
12'6 x 11'6 (3.81m x 3.51m)

UPVC double glazed window to the front elevation, built-in wardrobes with mirror fronted sliding doors, a television point and door to the En-Suite.

EN-SUITE SHOWER ROOM

10'3 x 8'3 (3.12m x 2.51m)

Fitted with a three piece white suite comprising a low flush W.C., wall mounted wash basin and a double shower cubicle with rain shower over and separate handset, wood effect flooring, heated towel rail and uPVC double glazed window to the front elevation. Feature back-lit mirror.





BEDROOM TWO

12'4 x 9'2 (3.76m x 2.79m)
UPVC double glazed window to the rear elevation, a central heating radiator and built-in wardrobes with mirror-fronted sliding doors.





BEDROOM THREE

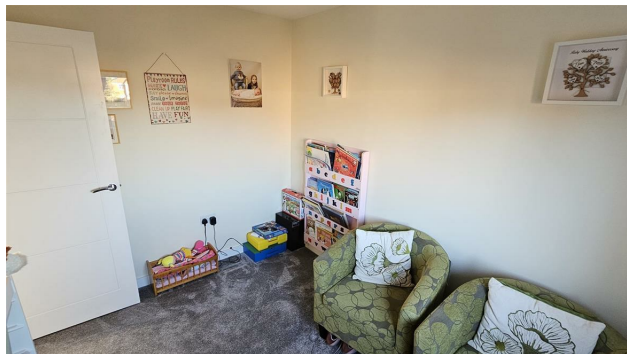
10'0 x 9'2 (3.05m x 2.79m)

UPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR

10'0 x 8'0 (3.05m x 2.44m)

UPVC double glazed window to the rear elevation and a central heating radiator.





FAMILY BATHROOM

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

Fitted with a four piece contemporary suite comprising a low flush W.C., a wall mounted wash basin, double shower cubicle with chrome shower over and a double ended panelled bath with central mixer tap. UPVC double glazed window to the rear elevation, chrome heated towel rail and wood effect flooring.

OUTSIDE - FRONT

The front garden has been landscaped with a step leading to the front door and driveway to the side elevation providing off street parking and leading to the Garage. Sensibly, an outside charging point has been fitted to the driveway wall.





OUTSIDE - REAR

A fabulously landscaped garden at the run for sun worshippers, being south-westerly facing with an extended patio area which is ideal for those who enjoy al fresco entertaining and dining during those balmy summer evenings. A shaped lawn with raised planted borders, a further seating area for the breakfast cup or tea and coffee and a summer house / shed for those who enjoy tinkering or wish to create a private Home Office environment.





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!

