

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**9 NENE WAY, BINGHAM,
NOTTINGHAMSHIRE NG13 8YF**

£285,000

9 NENE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8YF

Built to the very popular Kipling House type by Miller Homes, this extremely popular style of property is likely to be snapped up at this giveaway price due to the upgrading of the kitchen and the immaculate presentation throughout.

A beautifully presented semi-detached home occupying a pleasant position within this already highly sought after development – perfect for young professionals/ executive couples!

The gas centrally heated and double glazed accommodation has been considerably enhanced by tasteful scheme of décor throughout. The rear garden has been laid out to provide an attractive area to sit out in and to enjoy al fresco dining during those balmy summer evenings.

This well appointed home has been maintained to a high standard by the current occupiers. As such the property is in ready to move into condition. The property is well located for the A52 which provides good access to all surrounding commercial centres. Bingham offers a good range of shopping facilities as well as schools for all age groups

If you are seeking a well presented semi detached home which enjoys good sized three bedroom accommodation with en-suite shower facilities... complete off street parking spaces to the right hand side of the property, have no delay in viewing this one – it won't be available for long!

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.

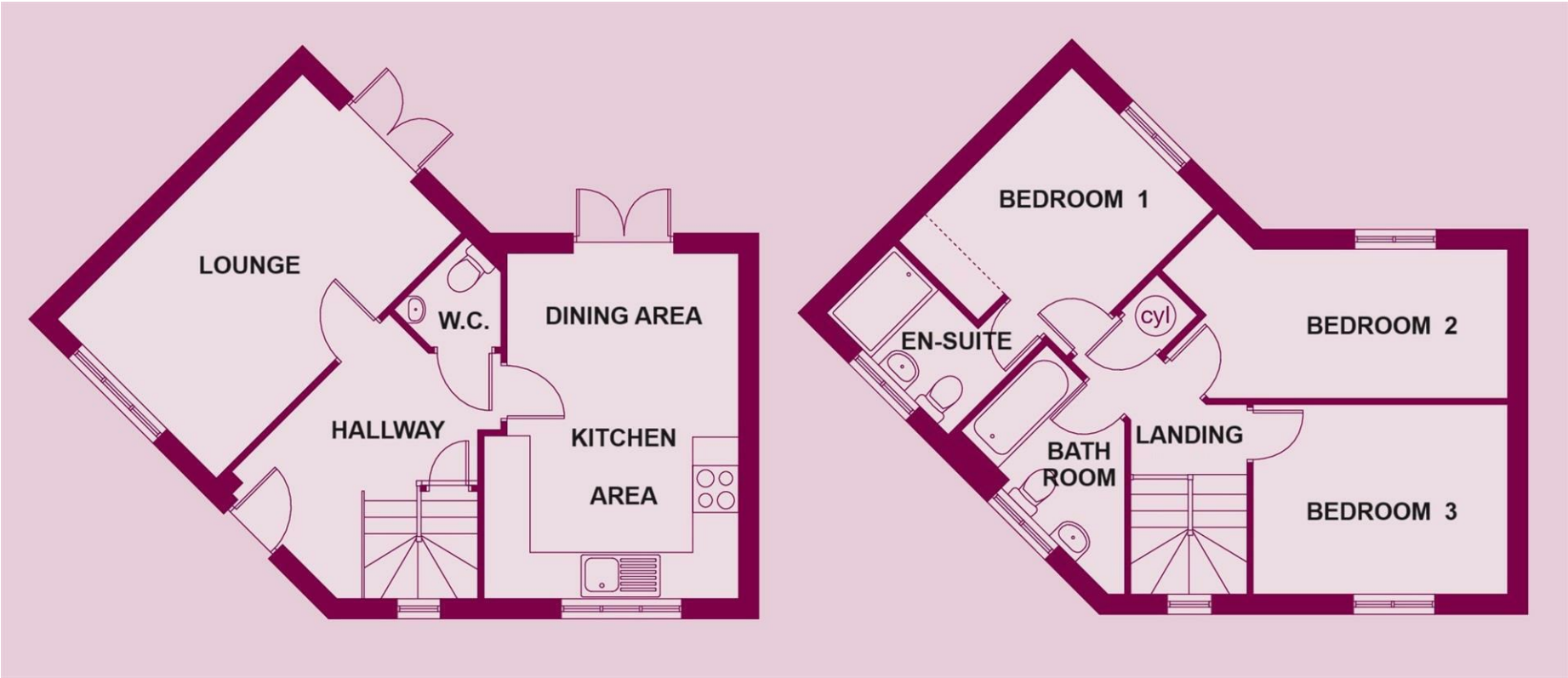
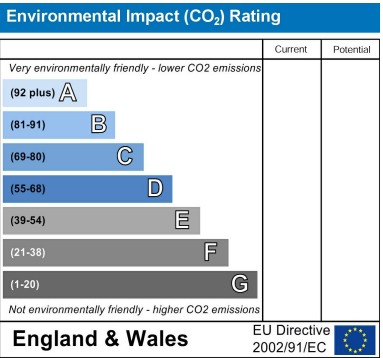
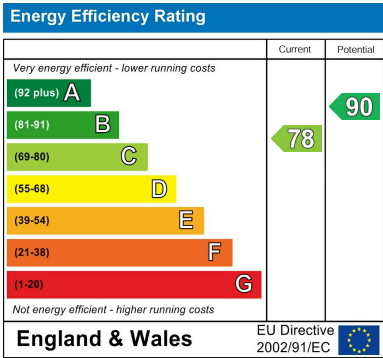


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third left into Nene Way and follow the road around to the left where the property can be found on the left hand side, clearly denoted by our Hammond Property Services For Sale sign.

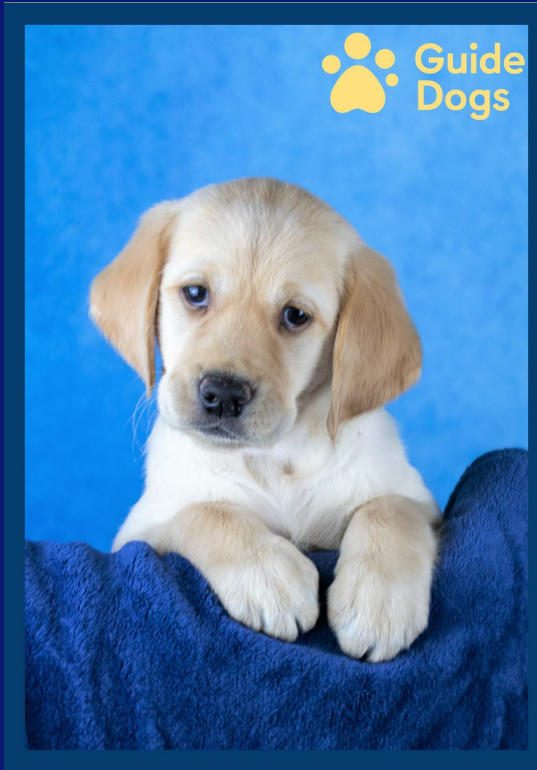
For Sat Nav use Post Code: NG13 8YF

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
OnTheMarket.com



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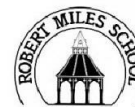


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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
childline.org.uk | 0800 1111



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



Double glazed entrance door to the large reception hall

RECEPTION HALLWAY

with a central heating radiator, wood effect flooring, under-stairs cupboard, spindle balustrade staircase rising to the first floor and door to

LARGE DINING KITCHEN

16'3 x 12'2 (4.95m x 3.71m)

recently upgraded with a range of contemporary wall, base and drawer units with clean lines, under-unit lighting, laminate work surfaces with inset stainless steel sink with a swan-head mixer tap, Integrated appliances include Lamona induction hob with extractor fan over and separate Lamona double oven, integrated dishwasher and washing machine, inset downlighters to the ceiling. Marble effect tiled flooring.



Dining Area with central heating radiator and UPVC double glazed double doors.





IMMACULATE LOUNGE

16'3 x 11'0 (4.95m x 3.35m)

A pleasant reception benefitting from a dual aspect with double glazed double doors leading out onto the rear garden, two central heating radiators. Wood effect flooring.

CLOAKROOM

with a contemporary two piece white suite comprising low flush W.C., wall mounted wash basin with chrome mixer tap and pop up waste, tiled splashback, central heating radiator and a tiled flooring.





LANDING

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

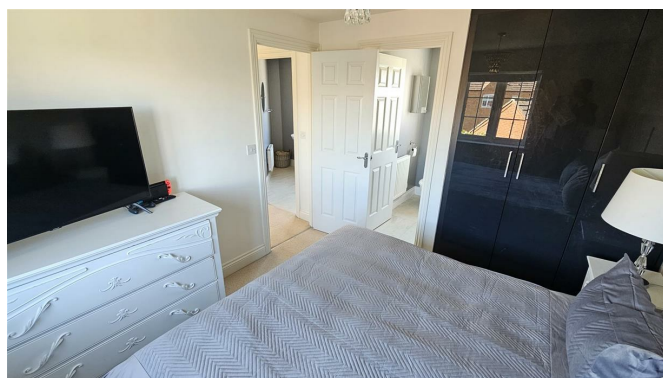
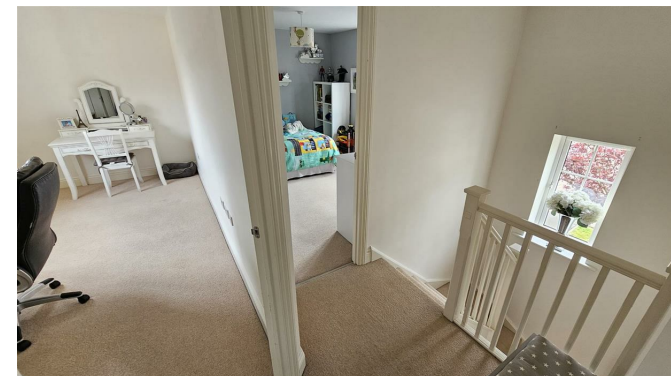
BEDROOM 1

12'9 x 9'8 max (3.89m x 2.95m max)

A well proportioned double bedroom with built-in wardrobes as well as en- suite facilities. Central heating radiator and a double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

with a white three piece suite comprising shower enclosure with sliding door, chrome wall mounted shower mixer with independent handset over, low flush W.C., pedestal wash hand basin with chrome mixer tap and pop up waste, tiled splashback, central heating radiator and UPVC obscure double glazed window.





BEDROOM 2

14'6" x 7'0" (4.42m x 2.13m)

with a central heating radiator and a UPVC double glazed window to the rear. Built-in wardrobe with mirror fronted doors.

BEDROOM 3

12'2" x 9'0" (3.71m x 2.74m)

with a central heating radiator, UPVC double glazed window to the front.

BATHROOM

with a three piece white suite comprising panelled bath with chrome mixer tap, low flush W.C., pedestal wash hand basin with chrome mixer tap and pop up waste, tiled splashbacks, central heating radiator, inset downlighters and extractor to the ceiling, UPVC obscure double glazed window to the front.





OUTSIDE

There are two parking spaces to the right hand side of the property. A timber courtesy gate to the side gives access into the rear garden, with a further paved terrace, lawned area and all enclosed by timber fencing.





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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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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to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!