

**FOR SALE**

**01949 87 86 85**

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**19 MEADOWSWEET HILL, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8TS**

**£450,000**



## 19 MEADOWSWEET HILL, BINGHAM, NOTTINGHAMSHIRE NG13 8TS

If you are seeking a sensibly priced home of space, style and privacy... with the benefit of the very private rear garden, within this prestigious David Wilson development, for ONLY £450,000, then look no further than this one. Phase 1 of the original development is where you will find the feeling of open space as all of the properties received very generous plots, wide frontages and set well back from the road... so seldom found with the new builds of today.

With a double garage to the front, there is plenty of space for the family bits and pieces and an extensive plot with mature shrubbery and tree ensures privacy, all day long. A perfectly positioned conservatory overlooks the garden and this very spacious home also benefits from the wide reception hallway as well as the separate dining room or Home Office for those who have enjoyed a change in work location.

The maturity of the well-stocked rear garden is a credit to the current owners and their attention to detail and creativity. A vast array of shrubs and plants ensure both colour and texture throughout with numerous vantage points cleverly placed as the sunshine makes its way around the garden. From the early morning breakfast coffee, the mid morning cuppa, the lunchtime snack, afternoon tea, al fresco dinner... to the last drops of Merlot at the end of a long day... a wonderful haven.

The property is being offered with the benefit of NO CHAIN to ensure a speedy completion for the right buyer.

Within the Centre of the Town is Bingham Market Place with its range of supermarkets, 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. Carnarvon, Robert Miles & Toothill Schools catering for all school ages.

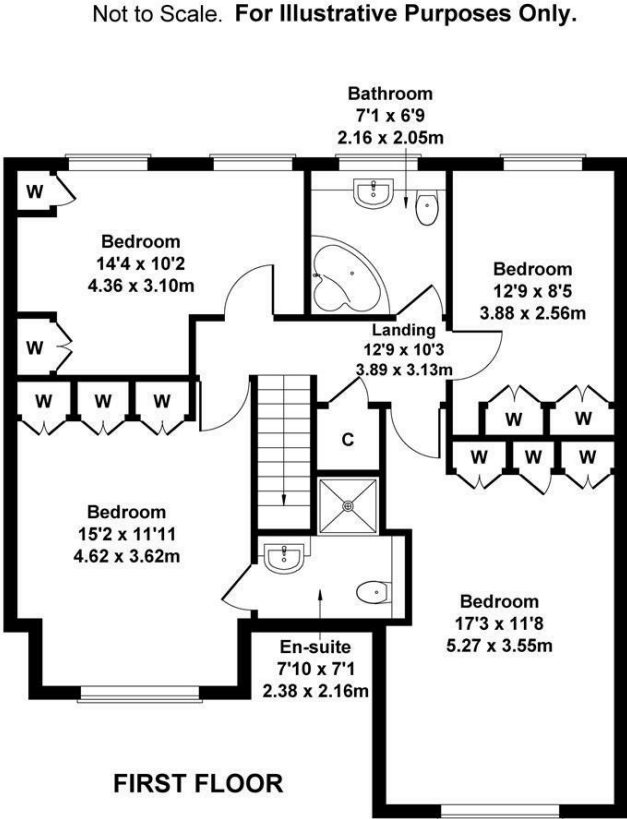
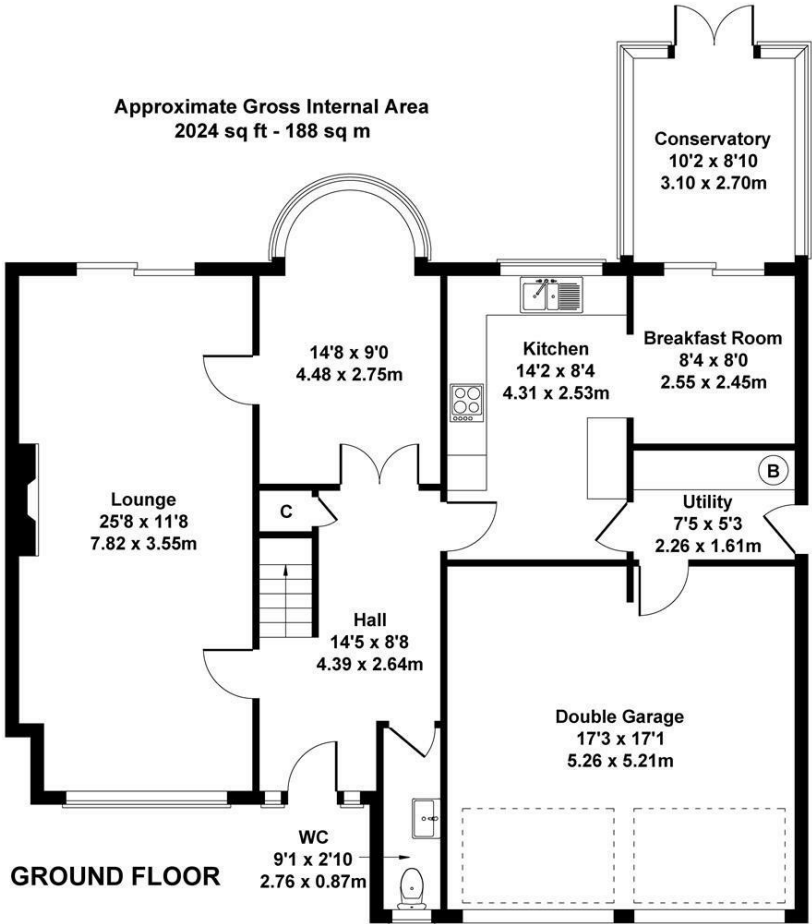
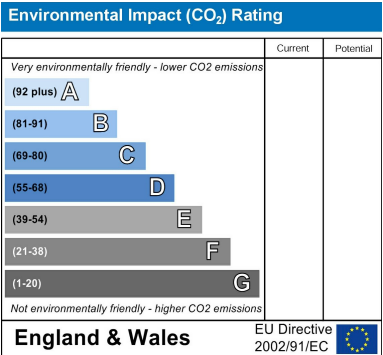
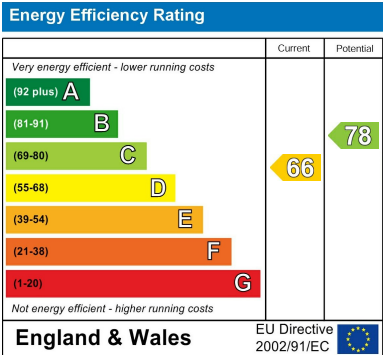


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Proceed through the traffic lights into Nottingham Road. Turn eventually left into Meadowsweet Hill and this property will then be found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.

**For Sat Nav use Post Code:**    **NG13 8TS**

Council Tax Band

F







with a hardwood entrance door into the

#### **RECEPTION HALLWAY**

14'6" x 8'8" (4.42m x 2.64m)

A lovely, spacious and welcoming reception area with solid wood flooring, stairs rising to the first floor with storage cupboard under and white panel doors to the ground floor rooms.

#### **LOUNGE**

25'8" x 11'8" (7.82m x 3.56m)

with two central heating radiators, feature fireplace with coal effect gas fire, a door to the dining room / home office, a UPVC double glazed window to the front elevation and double glazed patio doors to the patio area of the very private rear garden.







### **'L' SHAPED KITCHEN & BREAKFAST AREA**

14'2 x 8'4 & 8'4 x 8'0 (4.32m x 2.54m & 2.54m x 2.44m)  
recently upgraded and fitted with a range of base and wall mounted units with granite effect work surface over, undersink with swan head style mixer tap over, dishwasher, four ring gas hob with extractor fan over, tiling to splash back and preparation areas, electric double oven, tiled flooring, UPVC double glazed window overlooking the private rear garden, door to the utility room. This area is open plan to the breakfast areas from which double glazed patio doors lead into the Conservatory.

### **UTILITY ROOM**

7'6 x 5'3 (2.29m x 1.60m)  
Continuation of the tiled flooring, UPVC double glazed obscure glass door to the side, space and plumbing for washing machine and dryer. Wall mounted gas fire boiler. Central heating radiator and a tall storage cupboard. Access door to the garage.



### **CONSERVATORY**

10'2 x 9'0 (3.10m x 2.74m)  
with UPVC double glazed windows and double doors into the rear garden. Tiled flooring.





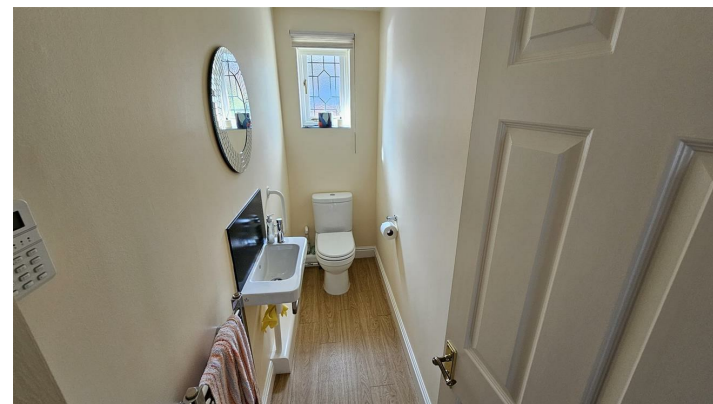


### **DINING ROOM / HOME OFFICE**

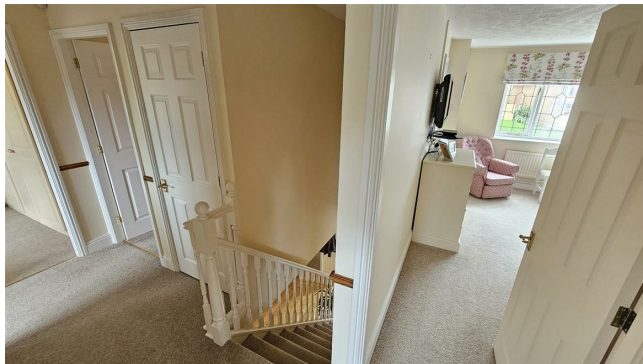
14'8 x 9'0 (4.47m x 2.74m)  
with a feature UPVC double glazed 'bandstand' window overlooking the rear garden. A central heating radiator.

### **CLOAKROOM**

with a two piece suite comprising a low level W.C. and a wash basin, wood effect flooring, chrome towel radiator.







### **LANDING**

12'9 x 10'3 (3.89m x 3.12m)  
with loft access and an airing cupboard.

### **BEDROOM 1**

15'2 x 12'0 (4.62m x 3.66m)  
with built-in and mirror fronted wardrobes, double panel radiator, UPVC double glazed window to the front elevation. Door into the

### **EN-SUITE SHOWER ROOM**

8'0 x 7'0 (2.44m x 2.13m)  
fully tiled with a three piece white suite comprising a low level W.C. with concealed cistern, a wash basin with double cupboard under and a fully tiled walk in shower enclosure, stainless steel vertical heated towel rail, wall mounted mirror and a UPVC double glazed obscure glass window to the front elevation.







### **BEDROOM 2**

17'3 x 11'8 (5.26m x 3.56m)

central heating radiator and a UPVC double glazed window to the front elevation. A run of wardrobes along one wall.

### **BATHROOM**

fully tiled with a three piece suite comprising a low level W.C. with concealed cistern, wash basin with cupboards under, a wall mounted mirror, a panelled corner bath with block mixer tap and shower over with both handset and wall grips, a UPVC double glazed obscure glass window to the rear.







### **BEDROOM 3**

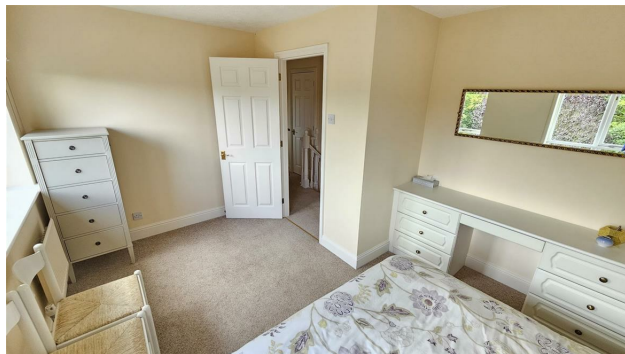
14'4 x 10'2 (4.37m x 3.10m)

UPVC double glazed window to the rear elevation and a central heating radiator. Ample storage from built-in wardrobes and a vanity unit.

### **BEDROOM 4**

12'9 x 8'6 (3.89m x 2.59m)

UPVC double glazed window to the rear elevation and a central heating radiator. Built-in double wardrobes.







### **OUTSIDE - FRONT & SIDE**

To the front of the property is an extensive and double width driveway providing off street parking for numerous vehicles and leading to the DOUBLE GARAGE with two up and over doors. There is also a lawned lawn area with a shaped border with mature shrubs and trees. To the right hand side is secure and gated access to the rear.







### **OUTSIDE - REAR**

Immediately to the rear of the property is a fully enclosed and secure private garden having a flagstone patio area ideal for entertaining and alfresco dining during those balmy summer evenings. A shaped lawned garden with mature shrub and heavily planted borders. A wonderful garden of maturity with plenty of scope for further creativity.







Steve Pritchett

Please contact us for a **FREE** discussion on our services

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