

FOR SALE

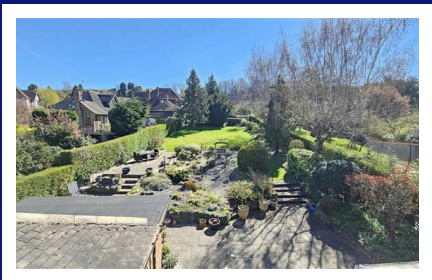
01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**HILLINGTON, 10 GRANTHAM ROAD, RADCLIFFE-ON-TRENT,
NOTTINGHAM, NOTTINGHAMSHIRE NG12 2HD**

£580,000

HILLINGTON, 10 GRANTHAM ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2HD

With the charm, quality and character of the 1930s... this beautiful home enjoys a light and airy feel throughout and benefits from a very mature and extensive south-easterly facing rear garden, which was landscaped in a style of its age; with mature shrubbery and rockeries being enhanced by the lawned gardens and the mature planting of trees, which ensure a wonderful privacy that is so seldom found with modern housing at a similar price range.

Original features ooze from every room with a feature inglenook fireplace to the main lounge, coloured and leaded light windows, feature brickwork, high ceilings and the annunciator box in the kitchen ... all typical of a Gentleman's 1930's home.

Entering through the glazed porch and original multi-paned door into the hallway that benefits from built-in storage, there is access to both reception rooms, the inner hall and stairs to the first floor. The lounge benefits from a feature bay window to the front, inglenook fireplace and double doors that open into a lovely garden room at the rear, while there is also a feature fireplace in the dining room. The inner hallway leads past an original pantry and to a breakfast kitchen at the rear, with an Aga oven, integrated low level oven, hob, extractor fan and microwave, with space for further free standing appliances. From the breakfast area there is a doorway leading to a separate utility room, downstairs W.C. and a laundry room, as well as access to the rear of the double garage and the garden.

To the first floor there are four double bedrooms, a bathroom consisting a corner bath, a shower enclosure, a wash basin with a separate W.C. The spacious landing offers a Home Office area and there is built-in storage to all four bedrooms.

To the front, there is ample off street parking for numerous vehicles and two integral garages. To the rear there is a generous southerly facing landscaped garden with seating areas, mature shrubs, rockery, trees and hedged / fenced boundaries.

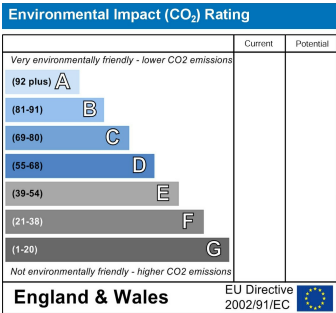
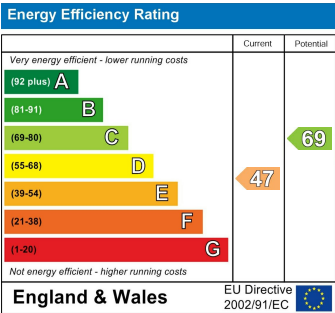


The closest Bus Stop into Nottingham is only 450 yards away!

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

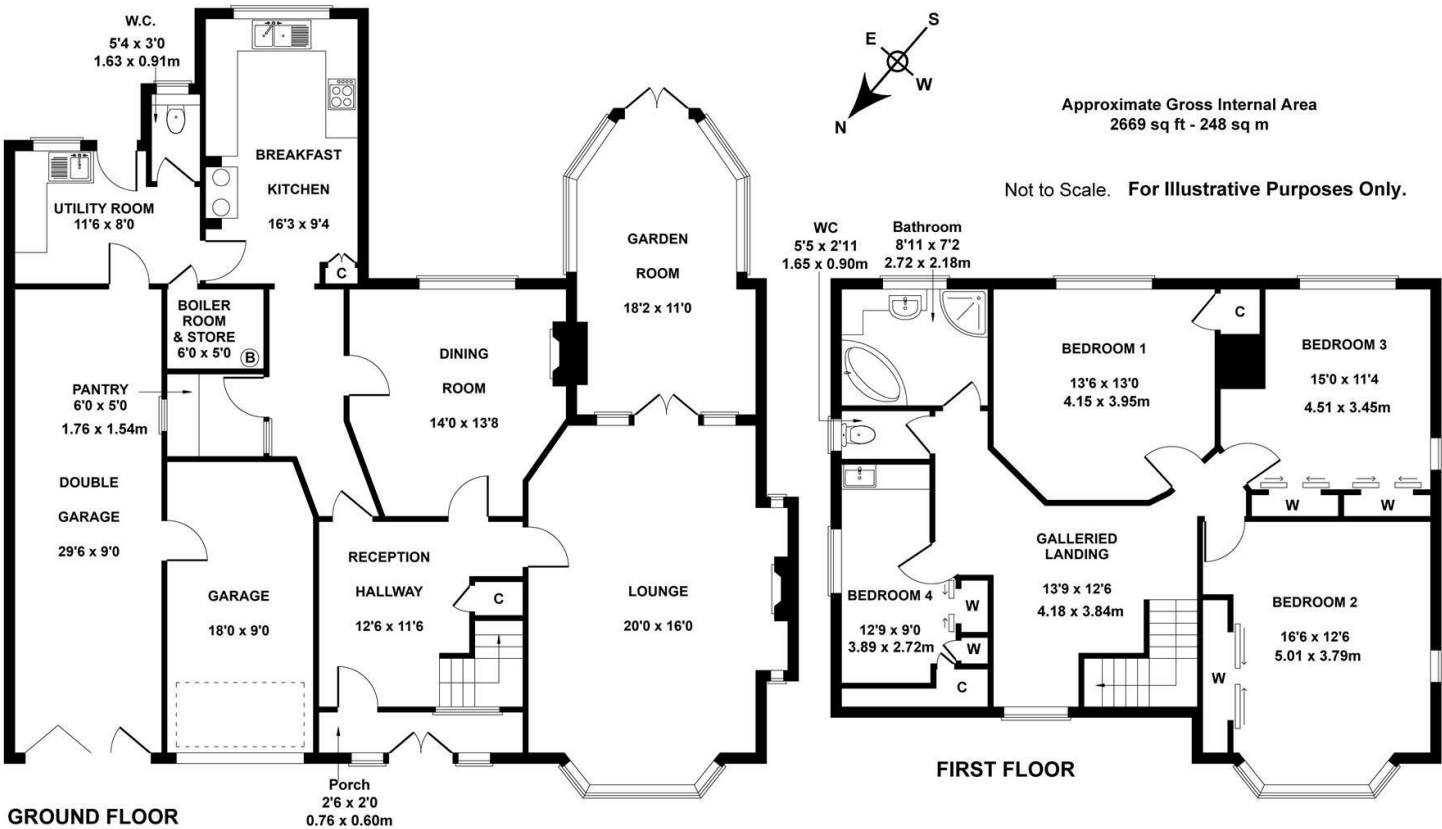
The neighbouring Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.

As many buyers are aware, homes of this calibre in Radcliffe and Bingham are at a real premium – particularly those with such a fantastic garden! With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!



Council Tax Band

G





A multi-glazed door with side panels into the

ENTRANCE PORCH

with a multi-glazed internal door leading into the

RECEPTION HALLWAY

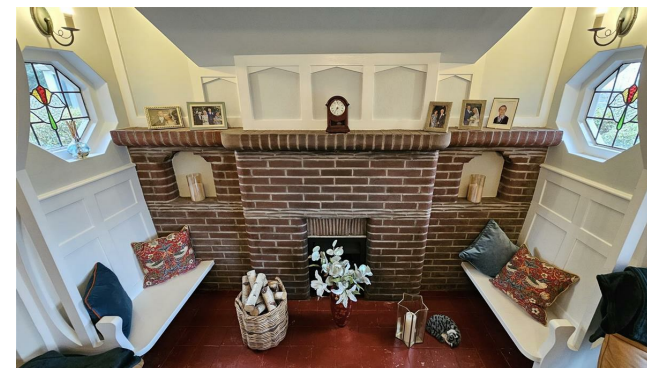
12'6 x 11'6 (3.81m x 3.51m)

with original oak flooring, under-stairs storage cupboard, central heating radiator, feature and original colour lead glazed window, plate shelf and door through to the

LOUNGE

20'0 x 16'0 (6.10m x 4.88m)

with a central heating radiator and a feature and original inglenook fireplace with coloured lead glazed windows, double doors that open into a lovely garden room at the rear.





GARDEN ROOM / CONSERVATORY

18'2 x 11'0 (5.54m x 3.35m)

with double glazed windows and tiled flooring. Double doors leading onto the extensive patio area.

From the main hallway...





DINING ROOM

14'0 x 13'8 (4.27m x 4.17m)
with a central heating radiator and a double glazed window overlooking the rear garden. Original and exposed oak flooring. Plate shelf. Open fireplace.

PANTRY

6'0 x 5'0 (1.83m x 1.52m)
A wonderful feature providing plenty of space for storage and shelving for all of the odds and sods that would usually clutter up the kitchen!

BREAKFAST KITCHEN

16'3 x 9'4 (4.95m x 2.84m)
with a central heating radiator and a double glazed window overlooking the rear garden. Quarry tiled flooring. A range of contemporary cabinets and drawers finished in a shaker style and quartz effect worktops with a slim profile having matching upstands, Aga style Range, sink with swanhead mixer tap. Plenty of room for the breakfast table.





UTILITY / BOOT ROOM

11'6 x 8'0 (3.51m x 2.44m)
with doors to the Garage, the cloakroom / W.C. and the Laundry / Boiler Room. Tiled flooring. Plumbing for a washing machine, a sink unit, wall and base units. Glazed door to the rear porch and then the rear garden.

GARAGES

29'6 x 9'0 & 18'0 x 9'0 (8.99m x 2.74m & 5.49m x 2.74m)

DOWNSTAIRS W.C.

with a low flush W.C. and concealed cistern.

LAUNDRY / BOILER ROOM

6'0 x 5'0 (1.83m x 1.52m)
with a wall mounted Glow Worm boiler and plenty of airing space.





FIRST FLOOR GALLERIED LANDING

A spacious galleried landing with balustrade around the open turning staircase, window to front, original internal doors to the four bedrooms and bathroom. A wonderful haven for the Home Office area?

BEDROOM 1

13'6 x 13'0 (4.11m x 3.96m) with a central heating radiator and a double glazed window overlooking the southerly facing rear garden.





BEDROOM 2

16'6 x 12'6 (5.03m x 3.81m)
with a central heating radiator and a double
glazed window overlooking the front garden.
Fitted wardrobes with sliding doors.

BEDROOM 3

15'0 x 11'4 (4.57m x 3.45m)
with a central heating radiator and a double
glazed window overlooking the southerly
facing rear garden.





BEDROOM 4

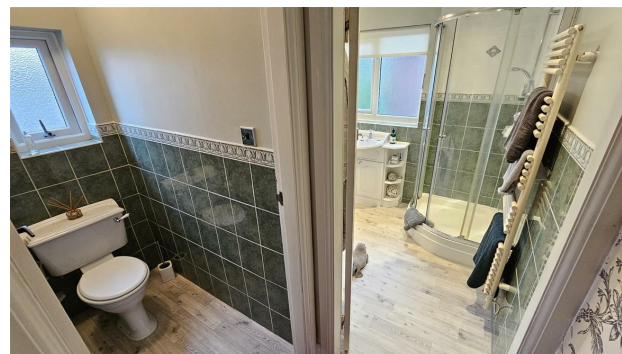
12'9 x 9'0 (3.89m x 2.74m)
with a central heating radiator and a double
glazed window overlooking the front garden.
Fitted wardrobes, cupboards and a sink unit.

BATH & SHOWER ROOM

Re-modelled with half tiled walls and wood effect
flooring, fitted with a contemporary three piece
white suite with chrome fittings including a wash
basin with cupboard under, a corner bath corner
shower enclosure, obscure windows to the rear,
heated towel rail.

SEPARATE W.C.

a low flush W.C. half-height tiling, obscure double
glazed window and a continuation of the wood
effect flooring.





OUTSIDE - FRONT

with a driveway providing car standing space for at least 6 vehicles, the frontage is enclosed by a mature and well kept hedgerow.

OUTSIDE - REAR GARDEN

SUNSHINE & BLUE SKIES - AND ALL SOUTHERLY FACING...





...completely enclosed by mature hedging and landscaped with an extensive paved terrace with patio, steps leading up to the main area of garden laid to a shaped lawn with bark chipped well stocked borders; with a wide variety of mature plants, trees and shrubs. The garden enjoys a lovely backdrop with a slightly elevated position and the original and fully stocked rockery taking centre stage.



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com





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



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

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**





SOLD

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!!

→



FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ©

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
01949 87 86 85
to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!