

FOR SALE

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**7 MILL HEYES, EAST BRIDGFORD, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8NU**

£375,000

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The link-detached bungalow is being offered with the benefit of NO CHAIN to enable a speedy transaction and offers a rare opportunity to acquire a single storey dwelling amidst a wonderful cul-de-sac of similar properties and within the very popular and much requested village of East Bridgford.

No. 7 Mill Heyes is located within the heart of the village positioned upon a corner plot, set well back with a gravelled frontage and driveway providing ample car standing spaces and leading to the GARAGE. There is also an enclosed and private garden to the rear which is southerly facing and enjoys plenty of sunshine for those who enjoy their al fresco dining during those balmy summer evenings.

Internally, the bungalow offers a dining lounge, breakfast kitchen, separate utility room, three bedrooms, all of good proportions, with the large master bedroom enjoying a full range of fitted furniture and a larger than average bathroom.

Plenty of parking to the front on the gravelled driveway that leads to the GARAGE and a there is a further lawned area to the side of the drive. The rear garden is a pleasure... please have a look at the photographs... and then call us to make your viewing appointment.

East Bridgford is a particularly sought-after Nottinghamshire village, well equipped with local amenities including highly acclaimed primary school, local shops, The Royal Oak public house with both food and drinks being served... and a modern health centre. The village is ideally placed for commuting to the cities of Nottingham and Leicester, close to the A52 and A46. Further amenities can be found in the nearby market town of Bingham.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and continue passed all of the new homes. At the traffic island take the 3rd exit onto the old A46 as directed to East Bridgford and Car Colston. Passing the Garden Centre on the left, turn next left as directed to East Bridgford. Proceed into the village passing the health centre on the left as well as the East Bridgford News and The Hair & Beauty Salon. Turn next right into College Street and continue for about 800 yds. Turn right into Straws Lane and follow the road around to the left... and then left again into Mill Heyes, where Number 7 will be found in the left hand corner, clearly denoted by the Hammond Property Services For Sale sign.

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

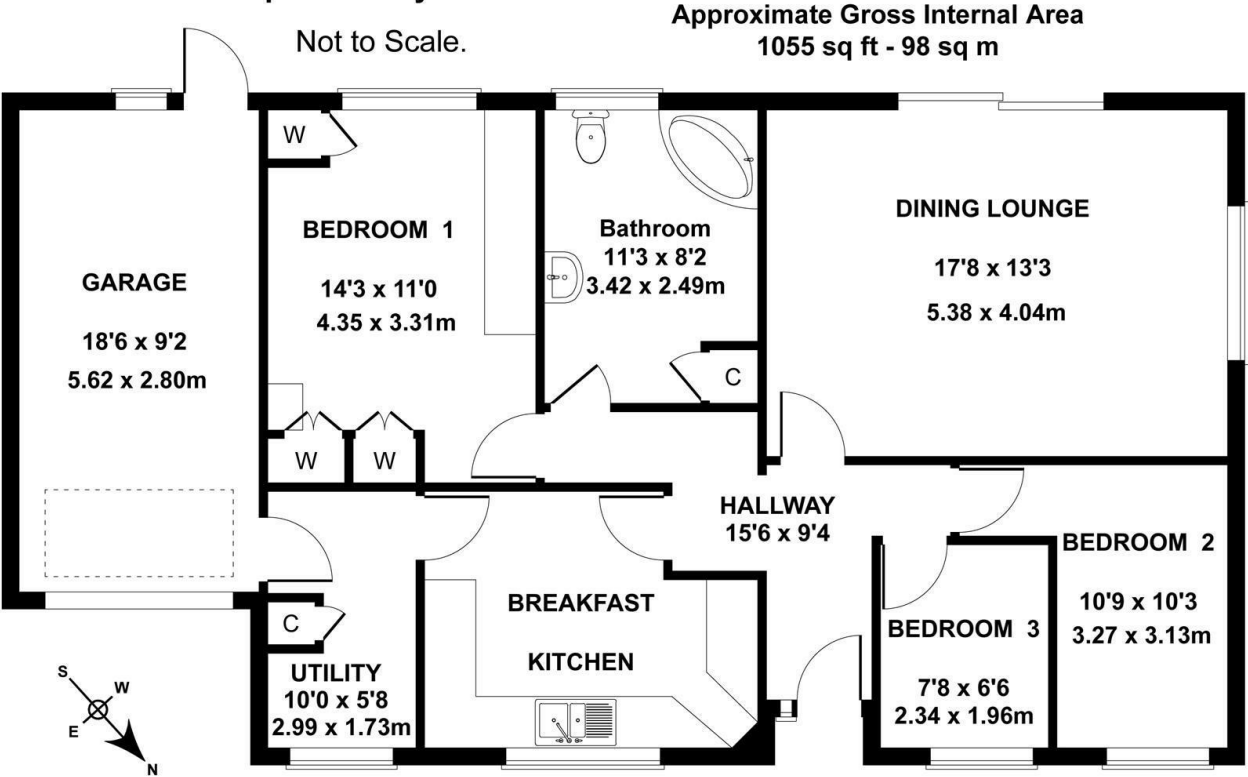
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Council Tax Band

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For Illustrative Purposes Only.



Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

Additional amenities can be found in the nearby market town of Bingham approximately 3 miles from the property and these include a new leisure centre with indoor pool, community hall and a vast range of local shops centred around the Market Place.



Hardwood and multiglazed door into the

HALLWAY

15'6 x 9'4 (4.72m x 2.84m)
with a central heating radiator.

DINING LOUNGE

17'8 x 13'3 (5.38m x 4.04m)
with two central heating radiators, a
double glazed window and double glazed
patio doors to the very private rear
garden. A feature brick fireplace with an
electric log-burner.





BREAKFAST KITCHEN

with a wood effect work surface to three sides with drawers and cupboards under. Wall mounted cupboard units, cooker with double oven, integrated dishwasher. One and a half bowl inset stainless steel sink unit with mixer tap. Double glazed window to the front and a central heating radiator. Door to the

UTILITY ROOM

10'0 x 5'8 (3.05m x 1.73m)

Plumbing for a washing machine and space for a dryer. A double glazed window to the front and a door to the GARAGE.





LARGE MASTER BEDROOM

14'3 x 11'0 (4.34m x 3.35m)
with a central heating radiator and a double glazed window to the rear. A range of fitted wardrobes with shelving and hanging, overhead cupboards and matching vanity drawers area.

A VERY SPACIOUS BATHROOM

with a three piece suite comprising panelled and corner bath with mixer tap and electric shower over, pedestal wash basin and a low flush W.C. Double glazed window. Central heating radiator. Airing cupboard.





SMALL DOUBLE BEDROOM

10'9 x 10'3 (3.28m x 3.12m)
with a central heating radiator and a double glazed window to the front.

SINGLE BEDROOM

7'8 x 6'6 (2.34m x 1.98m)
with a central heating radiator and a double glazed window to the front.

OUTSIDE - FRONT

The property is set back from Mill Heyes with an open frontage and plenty of off-road parking on the gravelled driveway with attractive established frontage and feature Silver Birch tree and fencing.





OUTSIDE - REAR

The rear garden is a true delight! It is a typical Olde English haven of tranquility and includes a lawn with mature, well established borders – perfect - also included in the sale is the garden shed. The garden has been created over many years - hence the shaped lawn, the perfect sun-trap sitting area, the mature trees creating plenty of colour and texture. Further side gated access to the front driveway.

