

**FOR SALE**

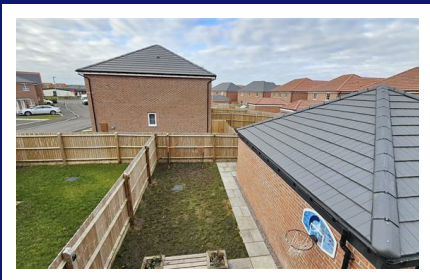
**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**67 CHAPEL LANE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7DH**

**£325,000**



## 67 CHAPEL LANE, BINGHAM, NOTTINGHAMSHIRE NG13 7DH

A semi-detached family home completed by Barratt Homes to their very popular Kingsville design in 2023 with an enviable position on the gateway to Bingham. With four bedrooms, a large open plan family / dining room, separate Home Office / Bedroom 4 and a downstairs cloakroom. To the first floor is a spacious lounge, the main bedroom with en-suite shower room and to the second floor are two further double bedrooms serviced by the family bathroom. The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the front and an electric charging point.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! 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.

For the current owners, the property is only a 9 minutes' walk of the Centre of the Bingham Market Place with its extensive range of shops and services and only 3 minutes of the Swimming Pool, Leisure & Community Centre.

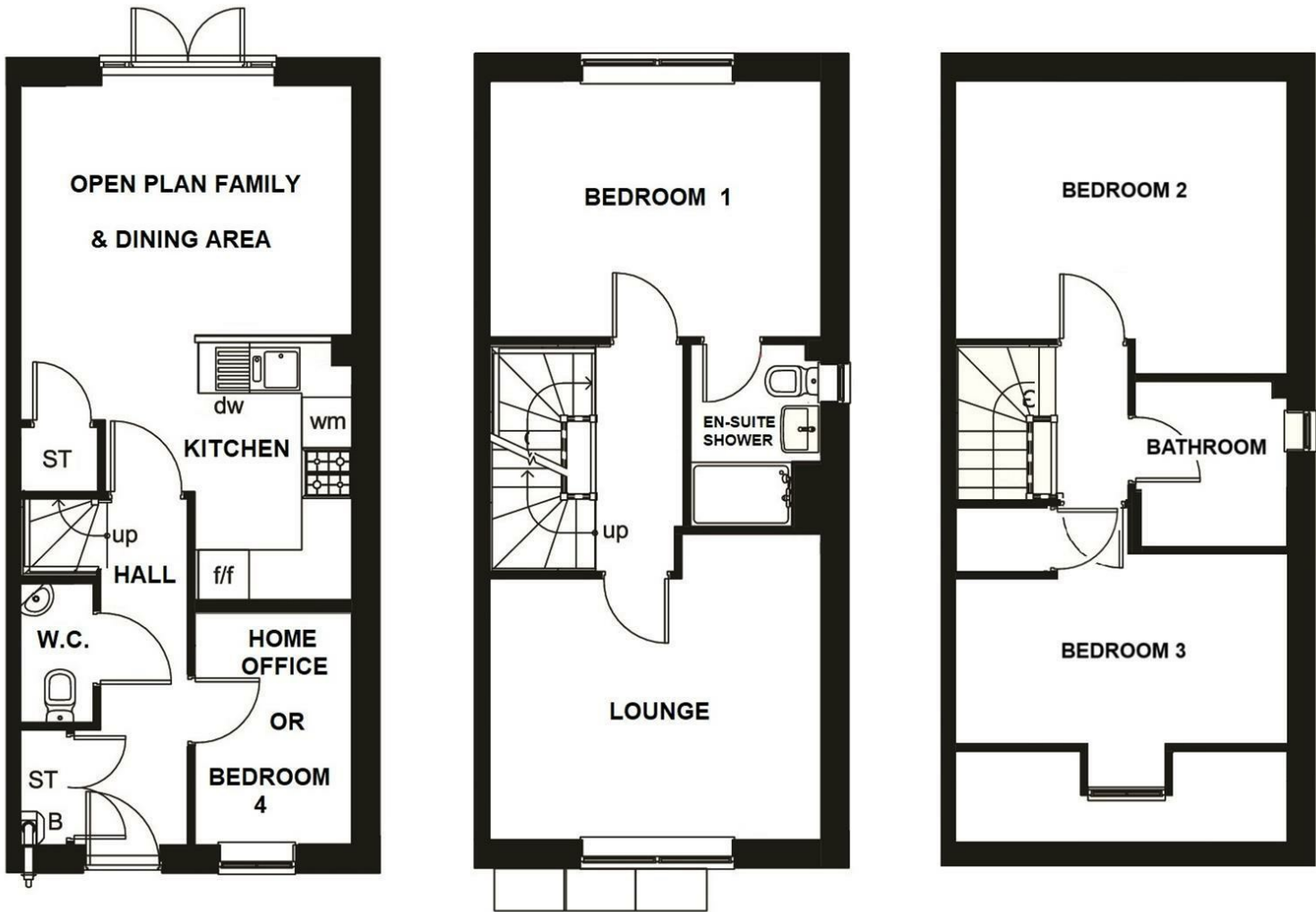
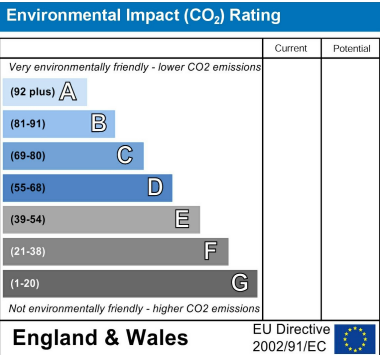
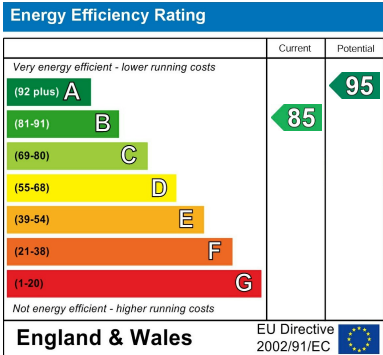


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left immediately AFTER the Traffic Island onto the private driveway that leads to the 10 properties... with Number 67 being towards the end, clearly denoted by the Hammond Property Services For Sale board.

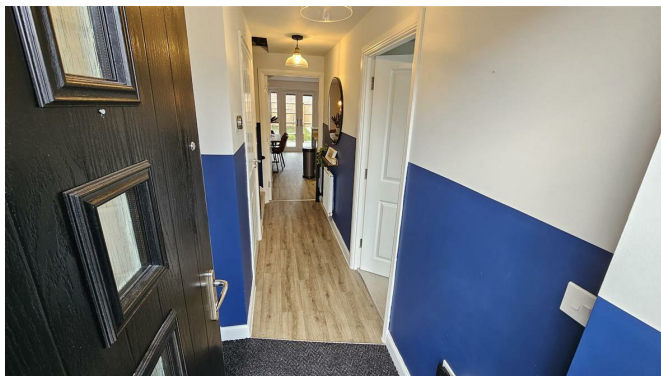
**For Sat Nav use Post Code:** NG13 7DH

Council Tax Band

D







Composite and double glazed entrance door leads through to

#### **ENTRANCE HALLWAY**

Stairs rising to the first floor, central heating radiator, wood effect flooring, useful cloaks cupboard with central heating boiler and doors leading through to:

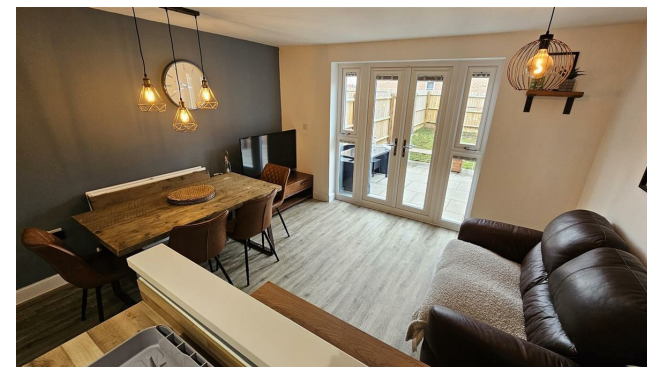
#### **OPEN PLAN FAMILY, KITCHEN & DINING AREA**

16'0 x 13'0

#### **KITCHEN AREA**

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

with wood effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and electric oven under. Integrated fridge, freezer, dishwasher and washing machine. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Wood effect flooring.







#### **DINING / FAMILY AREA**

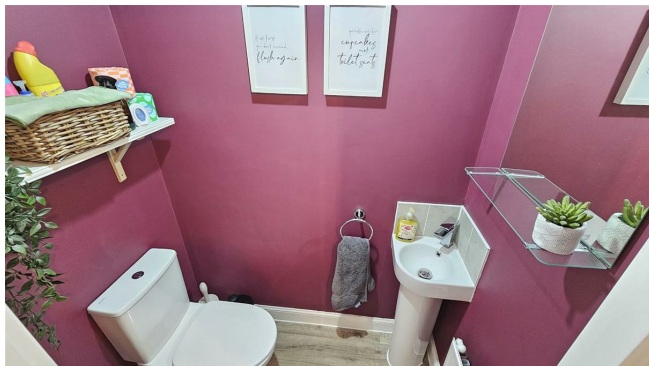
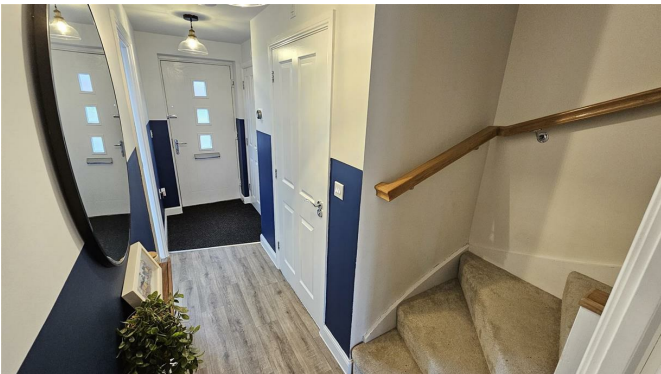
16'0 x 13'0 (4.88m x 3.96m)  
with double glazed double doors leading on to the patio area of the rear garden. Central heating radiator and under stairs storage cupboard.

#### **HOME OFFICE / BEDROOM 4**

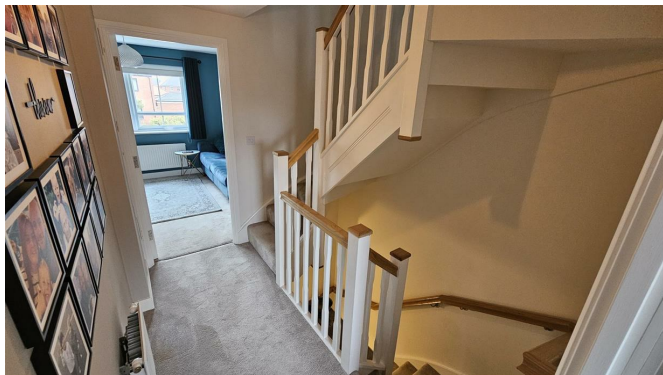
9'0 x 6'0 (2.74m x 1.83m)  
with a double glazed window to the front and a central heating radiator.

#### **DOWNSTAIRS W.C.**

Low level flush W.C, wash hand basin and central heating radiator.







### **FIRST FLOOR LANDING**

with a central heating radiator and doors leading through to the

### **LOUNGE**

13'0 x 12'0 (3.96m x 3.66m)  
with a double glazed window to the front and a central heating radiator.







### **BEDROOM ONE**

13'0 x 10'0 (3.96m x 3.05m)

Double glazed window to the rear elevation, central heating radiator and door to the

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

Large shower enclosure, a low level flush W.C, wash hand basin and double glazed window to side elevation. Central heating radiator.







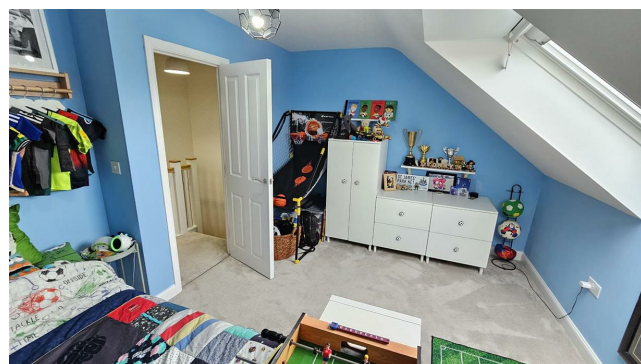
## **SECOND FLOOR LANDING**

with a central heating radiator and door into the

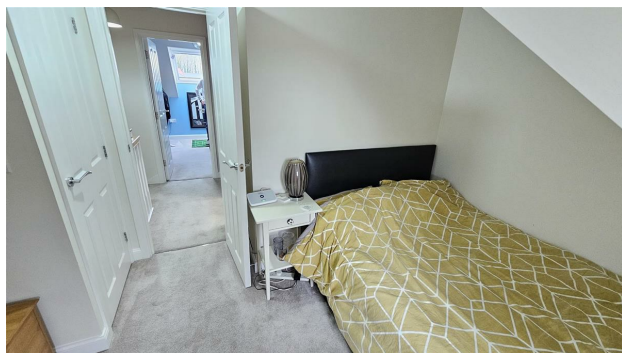
## **BEDROOM TWO**

13'0 x 11'6 (3.96m x 3.51m)

Double glazed velux window to the rear elevation and a central heating radiator.







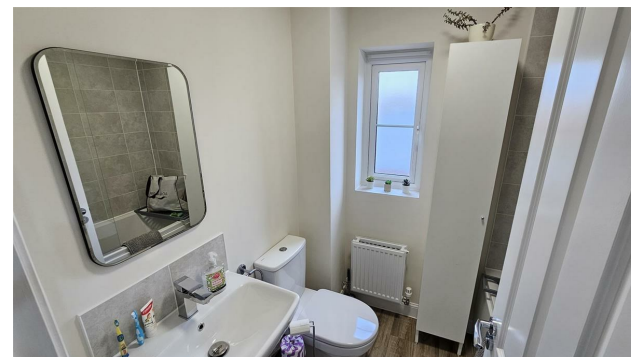
### **BEDROOM THREE**

13'0 x 11'0 (3.96m x 3.35m)

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

### **FAMILY BATHROOM**

Fitted with a panelled bath with shower over and pivot screen, wash hand basin, low level flush W.C, double glazed window to side elevation and central heating radiator, Recessed lighting.







### **OUTSIDE - FRONT**

To the front of the property is a driveway providing off street parking for at least two vehicles and leading to the GARAGE.... Gated side access to the rear garden. In addition, an outdoor light has been thoughtfully fitted to the front. The front door is set back from road with a low shrub hedge - ideal for those with smaller children.

### **OUTSIDE - REAR & SIDE**

A fully enclosed and south westerly facing lawned garden for safe play with a small patio area and secure gated access to the driveway for at least two vehicles and GARAGE. A recessed area to the rear of the garage is ideal for soft play or Hot Tub?







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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

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