

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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**6 BELVOIR CRESCENT, LANGAR, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9HU**

£275,000

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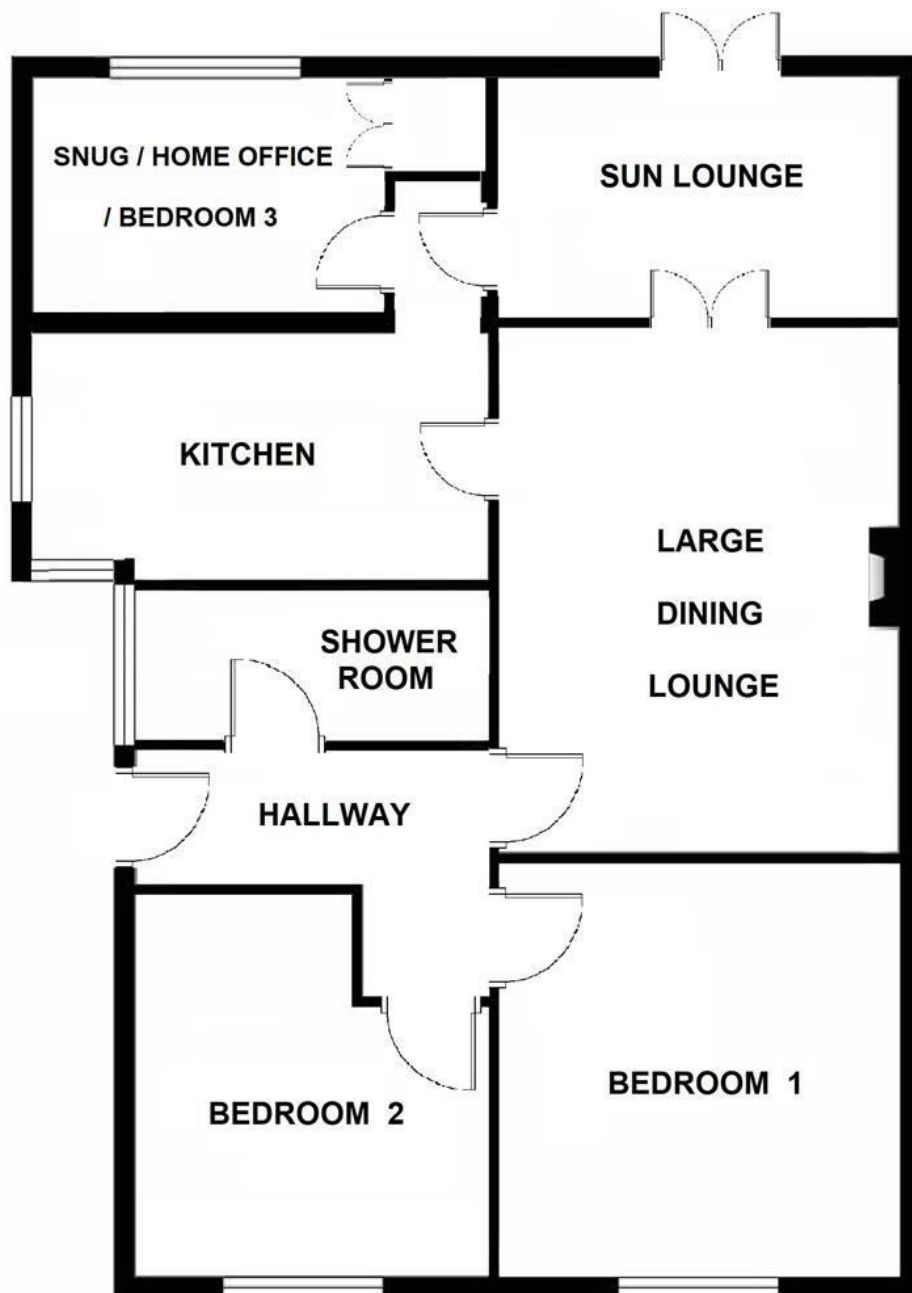
An opportunity to acquire a delightful 2 or 3 bedroomed detached Bungalow located close to the entrance of a pleasant cul de sac setting, close to the heart of this popular and much sought after village.

Overall the bungalow offers an excellent opportunity for professional couples, those looking to downsize or even potentially small families requiring a detached dwelling on a reasonable size plot which offers off road car standing, a pleasant enclosed and maintenance free rear garden. The property benefits from sealed unit double glazing throughout, as well as sun lounge off the large dining lounge, overlooking the rear garden, as well as a further room which can be utilised as a Snug / Home Office or Bedroom 3. The extended kitchen has a range of high quality units and a granite worksurfaces... perfect for the home bakers out there.

The location could not be better being less than ten minutes' drive of A46 & A52 – two of the most important roads in the area – allowing access to Nottingham, Leicester and Newark. For those requiring national access the A1 and M1 are within half an hour's drive as is East Midlands International Airport. The village is also perfectly positioned to take full advantage of the glorious open countryside which surrounds it.

For shopping, Bingham Market Place is around five miles away and provides a good range of shops and a regular bus service to Nottingham. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
England & Wales		
EU Directive 2002/91/EC		

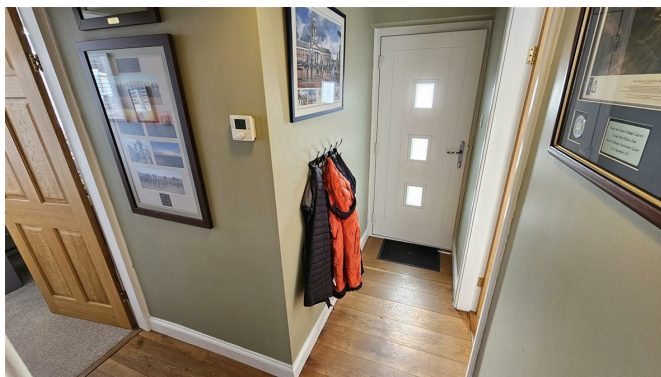
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

C

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. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn right as directed to Langar village onto Barnstone Road. Take the second left into Belvoir Crescent where this particular property will be found on the right hand side clearly denoted by the Hammond Property Services for sale sign.

For Sat Nav use Post Code; NG13 9HU



Double glazed entrance door into the

ENTRANCE HALL

With oak flooring, access to loft space and further doors leading to the

LARGE DINING LOUNGE

18'3 x 11'0 (5.56m x 3.35m)

with a continuation of the oak flooring, a central heating radiator, feature fireplace, french doors leading through to the Sun Lounge, half glazed door to the kitchen





KITCHEN

13'9 x 7'9 (4.19m x 2.36m)

Fitted with a quality range of wall and base units, stainless steel sink with drainer, tiling to walls and floor, cooker point, built in fridge and freezer. Double glazed window overlooking the front and side garden.





SUN LOUNGE

Tiled floor, a central heating radiator and double glazed double doors leading to the rear garden.





BEDROOM 1

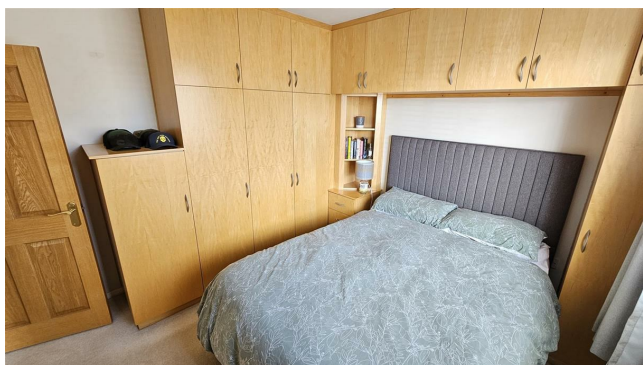
11'0 x 10'9 (3.35m x 3.28m)

Central heating radiator and a double glazed window to the front elevation. A range of fitted wardrobes, drawers and cupboards.

BEDROOM 2

10'9 x 7'9 (3.28m x 2.36m)

Built in wardrobe, central heating radiator and a double glazed window to the front elevation.





SHOWER ROOM

with a shower enclosure, wash hand basin with cupboards under, a low level flush W.C, tiled walls and floor, chrome heated towel rail and a double glazed window to the side elevation.

SNUG / HOME OFFICE / BEDROOM 3

oak flooring, double glazed window, central heating radiator and double doors to a useful storage cupboard.





OUTSIDE - FRONT

The property is situated on a pleasant plot close to the entrance of this small close at the heart of this popular village. Set back from the road behind timber picket fence with the front garden being block paved to provide ample parking and is bordered to either side by low shrubs and slat fencing.

To the side of the property a further secure gate gives access through to the rear garden, which is block paved for ease of maintenance (no lawns to worry about) providing a pleasant place to sit and enjoy during those balmy summer evenings. A large timber garden shed has been thoughtfully provided for additional storage.





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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and to discuss what we do
and how we do it!**