

FOR SALE

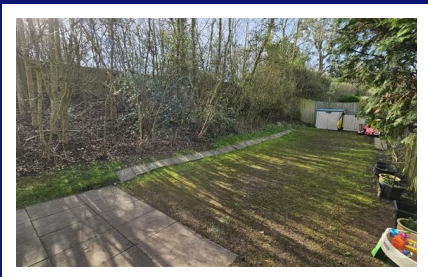
01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**47 NIGHTINGALE WAY, BINGHAM,
NOTTINGHAM, NOTTINGHAMSHIRE NG13 8QP**

£259,950

47 NIGHTINGALE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8QP

Early viewing is highly recommended as it is unlikely that this property will be around for long! Location is one of the key features and with a delightful westerly facing garden this property is tailor made for couples / young families who are seeking a light and airy home with the major benefit of the extra space from the parking to the front and side as well as the very private rear garden.

This gas centrally heated and double glazed property is pleasantly situated within a small quiet cul de sac of similar homes just off Nightingale Way itself.

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.

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!

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

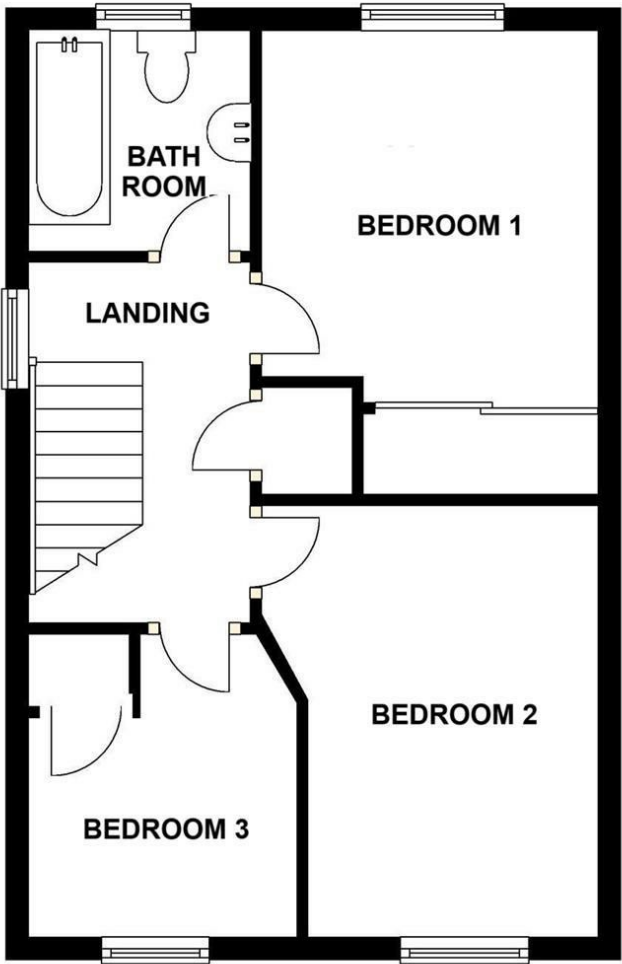
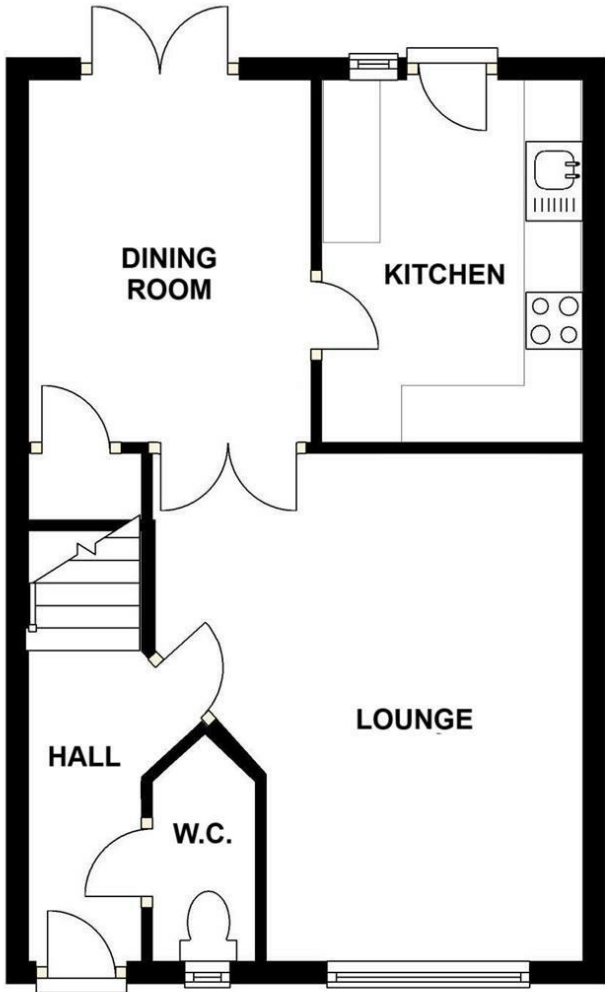
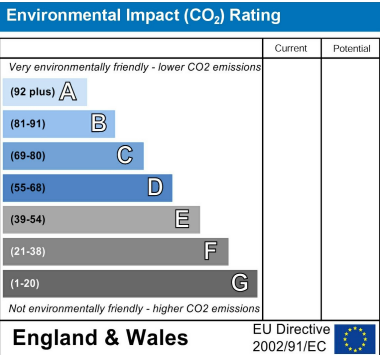
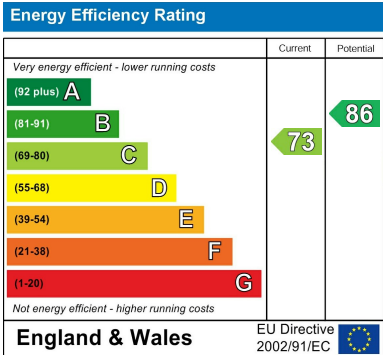


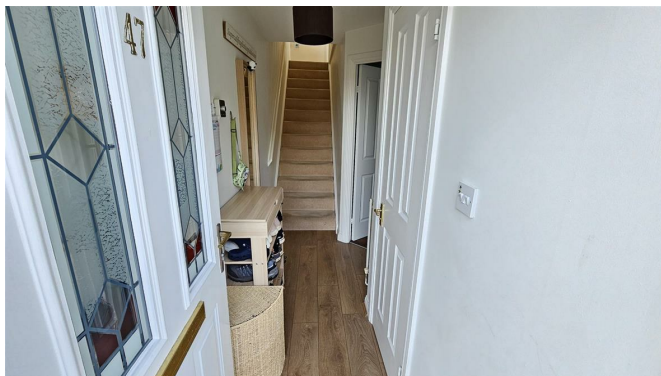
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on your right and both Belvoir Vale Grove and Swallow Drive. Take the following right into Nightingale Way. Turn right at the T Junction and this property can be found on the left hand side, within a short cul-de-sac, clearly denoted by our Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8QP

Council Tax Band

C





Double glazed entrance door through to

RECEPTION HALL

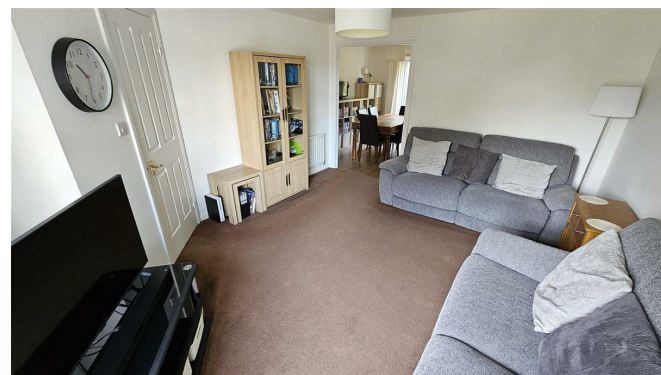
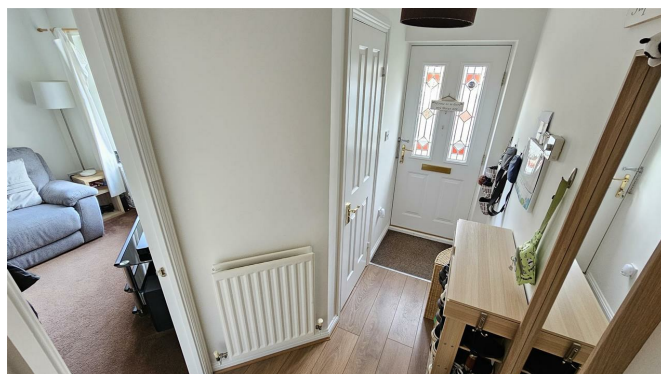
with stairs to the first floor. Central heating radiator.

LOUNGE

14'6 x 12'6 (4.42m x 3.81m)
with double glazed window. Central heating radiators. Multi glazed double doors into the

CLOAKROOM

with two piece suite comprising low flush W,C, and wash hand basin. Double glazed window. Central heating radiator.





DINING ROOM

10'6 x 8'0 (3.20m x 2.44m)
with under stairs cupboard. Central heating radiator.
Double glazed double doors to the patio area of the rear garden.

BREAKFAST KITCHEN

11'3 x 7'3 (3.43m x 2.21m)
with L shaped work surface with drawers and cupboards under. Plumbing for an automatic washing machine and dishwasher. Gas hob with electric oven under. Cooker hood. Tiled splash backs. Wall mounted cupboard units. Further work surface. Double glazed window. Double glazed door to the exterior. Gas fired boiler serving the domestic hot water supply and central heating system.



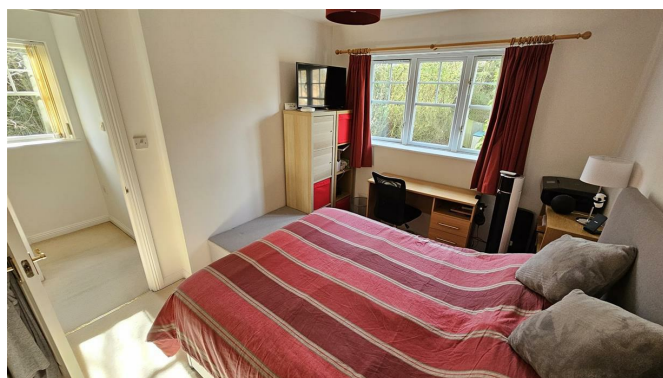


LANDING

with double glazed window. Airing cupboard. Access to the loft space.

BEDROOM 1

11'3 x 9'6 (3.43m x 2.90m) with double glazed window. Central heating radiator. Wonderful views across the rear garden.



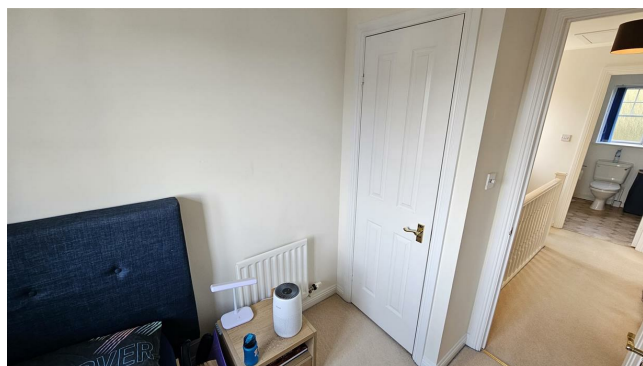


BEDROOM 2

12'0 x 8'0 (3.66m x 2.44m)
with double glazed window. Central
heating radiator.

BEDROOM 3

8'9 x 7'3 (2.67m x 2.21m)
with double glazed window. Central
heating radiator. Built-in cupboard over
the stairs.





BATHROOM

with white suite comprising panelled bath with shower over and screen, pedestal wash basin and low flush W.C. Central heating radiator. Double glazed window.

OUTSIDE - FRONT

To the fore of the property is a wide lawned garden area and car standing for 2 vehicles to the left hand side. Gated access to the side leads to the



OUTSIDE - REAR

fully enclosed and westerly facing sunny garden with a patio area – a perfect sun-trap for summer days and those who enjoy al fresco dining during balmy hazy evenings. The extensive Wallenfels Play Area is only a 2 minute walk away... ideal for those with little ones to enjoy the play equipment with other local children.

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!

