

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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**31 FLEMING AVENUE, BOTTESFORD,
LEICESTERSHIRE NG13 0ED**

£265,000

31 FLEMING AVENUE, BOTTESFORD, LEICESTERSHIRE NG13 0ED

Excellent 'walk in, put your furniture down, and do nothing' home within easy walking distance of the Village centre and the tranquil walks around the area.

If you are seeking a two bedroomed bungalow with a well-stocked and mature rear garden that enjoys tremendous privacy and a sunny outlook... then this is it!

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! This home is being offered to the market with the benefit of no upward chain to enable a speedy purchase. All carpets, curtains, blinds and light fittings will be included within the sale as will the fridge freezer, washing machine and the storage unit under the car port.

Viewing comes highly recommended to appreciate the size of accommodation on offer. The accommodation in brief comprises an entrance hallway, dining lounge, a breakfast kitchen, two double bedrooms, a three piece suite bathroom, UPVC double glazing throughout and gas central heating.

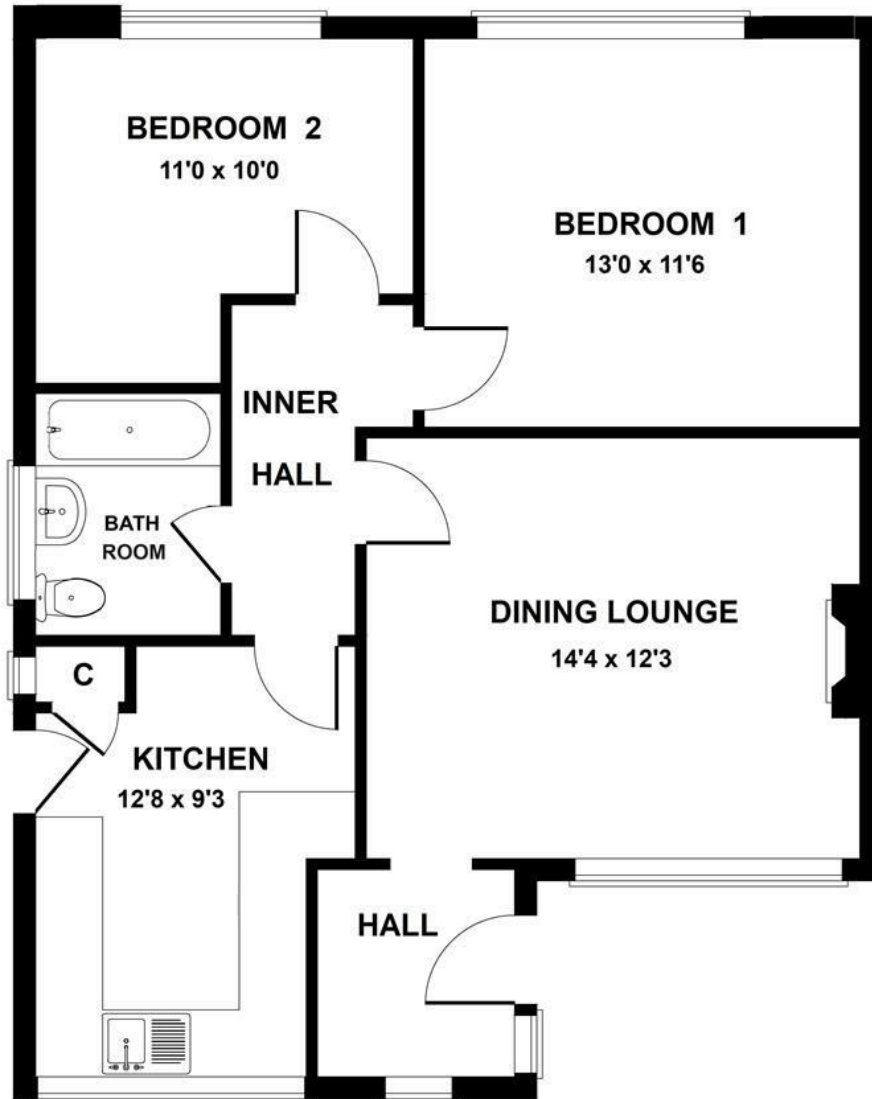
For those looking for the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre or to simply exchange the sounds of sirens with bird song, 31 Fleming Avenue should be high on your viewing list!

Bottesford is a sought-after village well equipped with local amenities including primary and secondary schools, a good range of local shops, doctor's surgery, dentist and social meeting points. The village is bypassed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester.



NOT TO SCALE

FOR ILLUSTRATION PURPOSES ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(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

B

DIRECTIONAL NOTE On leaving our agents office in Bingham proceed out along the A52 to Grantham passing straight on through Elton. Take the third sign-posted exit on the left to Bottesford onto Grantham Road. Proceed for some distance before taking the fourth right hand turn onto Station Road. Take the second right hand turn onto Fleming Avenue and the property can be found on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 0ED

Less than ten minutes away by car is the Market Town of Bingham which 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' Bottesford & Bingham have direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



Double glazed entrance door into the
FRONT ENTRANCE PORCH
 with a central heating radiator and a
 double glazed window to the front.
 Outside courtesy light.

LOUNGE
 14'4 x 12'3 (4.37m x 3.73m)
 with a central heating radiator and a
 double glazed window to the front. Coal
 effect gas fire.





BREAKFAST KITCHEN

12'8 x 9'3 (3.86m x 2.82m)

A light and airy room having southerly aspect to the front through double glazed picture window, fitted with a generous range of modern wall, base and drawer units, glass fronted display cabinet, gloss laminate work surfaces with separate breakfast bar area, inset stainless steel sink and drainer unit. Integrated appliances include stainless steel finish four ring gas hob with concealed hood above and double oven beneath, washing machine, free standing fridge freezer, central heating radiator, built in storage cupboard which also houses the gas central heating boiler, electrical consumer unit and meter, double glazed exterior door.



INNER HALLWAY



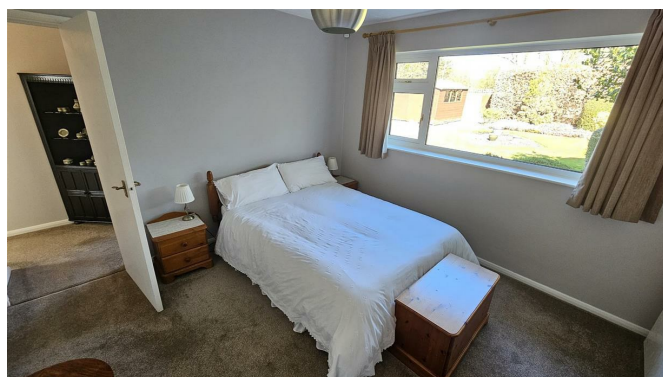


BEDROOM 1

13'0 x 11'6 (3.96m x 3.51m)
with a central heating radiator and a double glazed window to the rear. Built-in wardrobes with overhead storage cupboards and central alcove designed for a double bed, complementing dressing table.

BATH & SHOWER ROOM

with a panelled bath with wall mounted electric shower over, low flush W.C., pedestal wash basin, slate effect tiled floor, central heating radiator and UPVC obscure double glazed window to the side.





BEDROOM 2

11'0 x 10'0 (3.35m x 3.05m)
with a central heating radiator and a double glazed double doors leading to the extensive patio area of the rear garden. Fitted wardrobes and shelved alcoves to the side,

OUTSIDE - FRONT & DRIVEWAY

A full length driveway from the front leads through two timber gates to a covered carport area. The front garden is mainly gravelled for easy maintenance with an area of planting and mature shrubs.





OUTSIDE - REAR GARDEN

The fully enclosed and landscaped rear garden enjoys plenty of privacy and sunshine as well as mature shrubs and a lawn in which there is a feature diamond shaped slate area. A wonderful haven for those who enjoy al fresco dining during those balmy summer evenings. The useful timber garden shed will be included within the sale.





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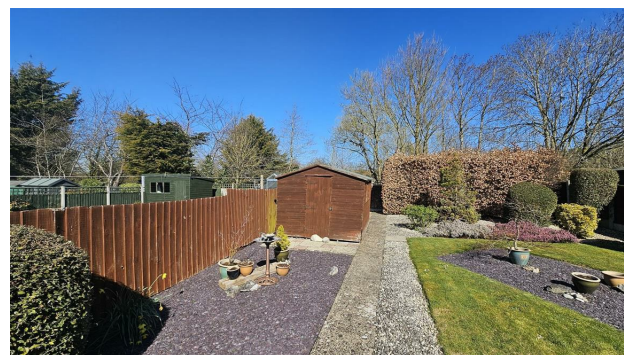
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To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

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!



01949 87 86 85



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

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Did you know that we have a Rental Department?

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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**





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to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!