

**FOR SALE**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**19 SQUIRES GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7AW**

**£285,000**



## 19 SQUIRES GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AW

A semi-detached family home completed by Barratt Homes to their very popular Maidstone design in 2021 with an enviable position within a small cul-de-sac just off Squires Grove.

The accommodation consists of an entrance hallway, large open plan kitchen / diner, separate lounge and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and two further bedrooms which are serviced by the family bathroom. The rear garden is fully enclosed and mainly laid to lawn with off street parking spaces for two vehicles to the side and an electric charging point has been sensibly provided.

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! 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.

There is a Service Charge of £91.00 per annum towards the maintenance of the Green Areas of the Development which will only be enforced upon the future completion of the Development.

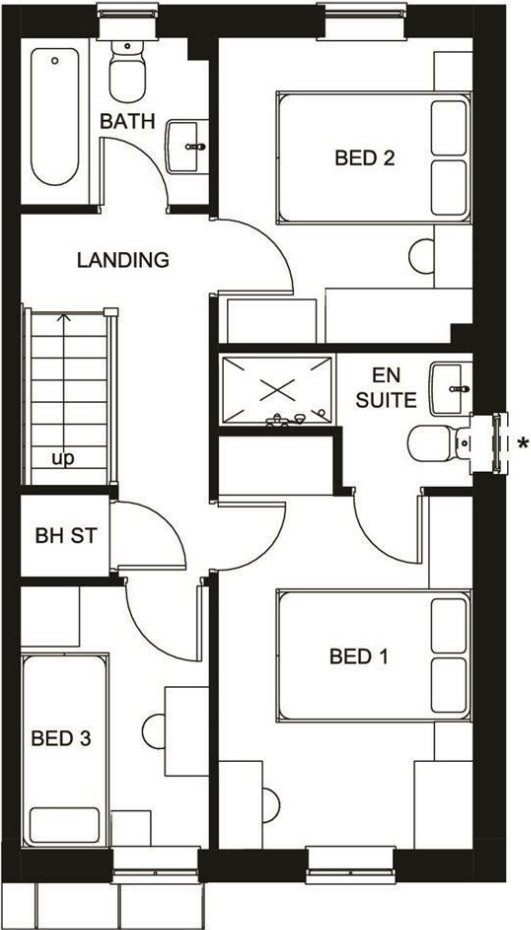
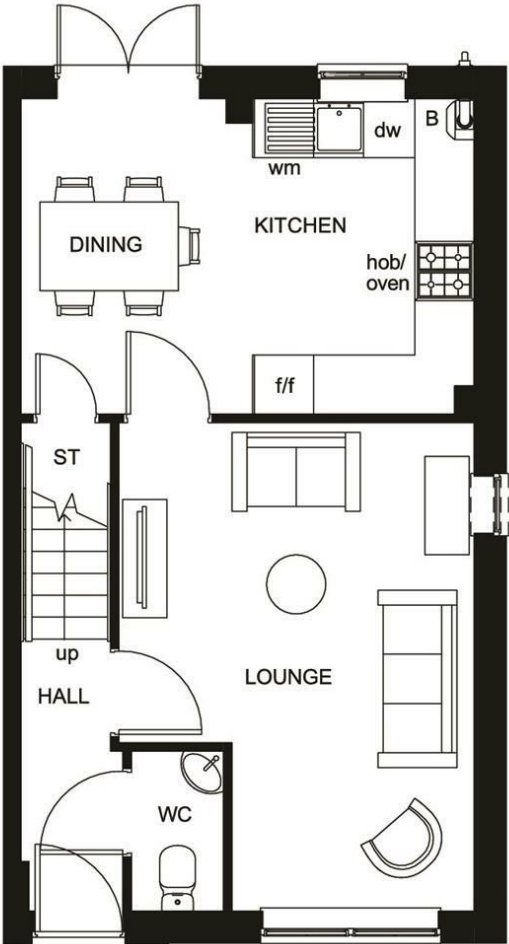
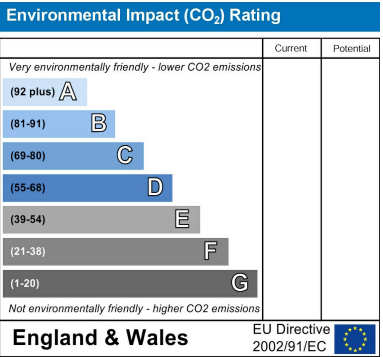
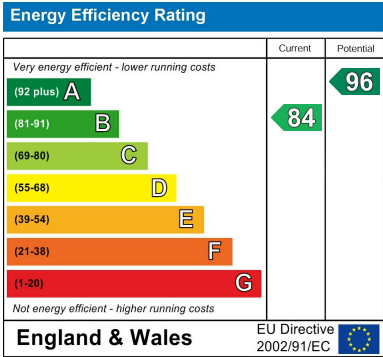


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, take the first turning on the left onto Henshaw Drive and continue until turning right at the 'T' junction onto Burrows Drive. Take the second left onto Squires Close and this particular property will be found within a cul-de-sac on the left hand side and clearly denoted by the Hammond Property Services For Sale board.

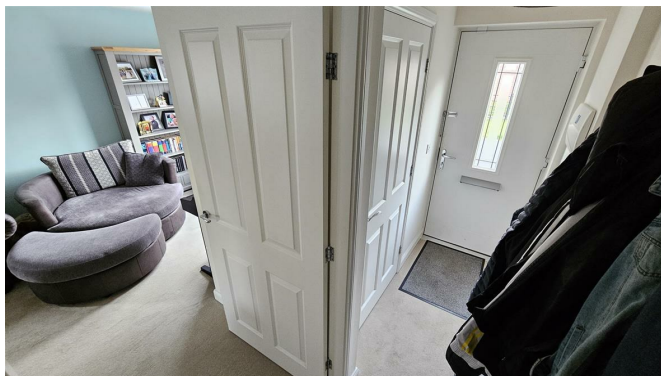
**For Sat Nav use Post Code:**    **NG13 7AW**

Council Tax Band

C







Entrance door leads through to

**RECEPTION HALLWAY**

with stairs rising to the first floor and a door into the

**LOUNGE**

16'3 x 12'0 (4.95m x 3.66m)  
with a double glazed window to the front and side elevations and a central heating radiator.







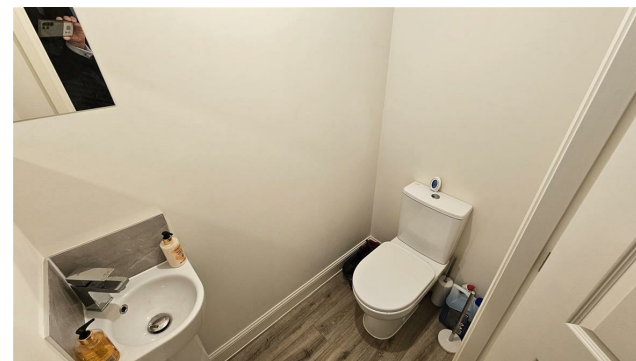
### **OPEN PLAN KITCHEN / DINING AREA**

15'0 x 10'6 (4.57m x 3.20m)

with Butcher's block effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring electric hob with extractor hood over and electric oven under. Integrated fridge, freezer and dishwasher. Large inset stainless steel sink unit with swanhead mixer tap.

### **DINING AREA**

with double glazed double doors leading to the southerly facing sunny rear garden. Central heating radiator and very useful and large under-stairs storage cupboard.



### **DOWNSTAIRS CLOAKROOM**

Low level flush W.C, corner wash hand basin and wood effect flooring.







### **LANDING**

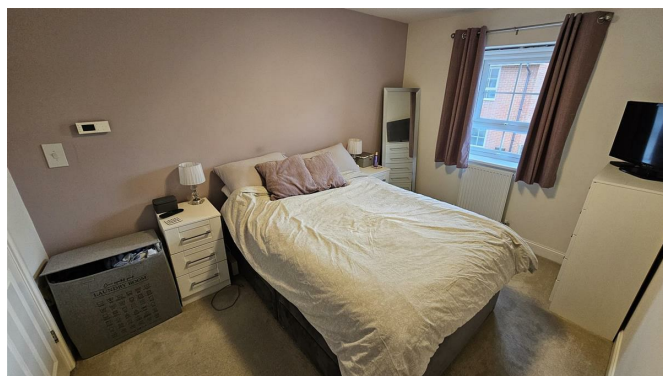
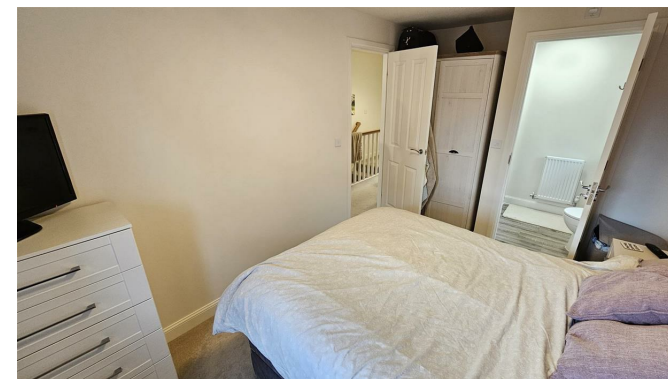
From the hallway, stairs rise to the first floor landing with a central heating radiator and doors to the following;

### **BEDROOM ONE**

14'0 x 8'6 (4.27m x 2.59m)  
with a central heating radiator and a double glazed window to the front elevation.

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

7'2 x 5'11 (2.18m x 1.80m)  
Double glazed window to side elevation, low level flush W.C., wash hand basin, a shower cubicle and a central heating radiator.







### **BEDROOM TWO**

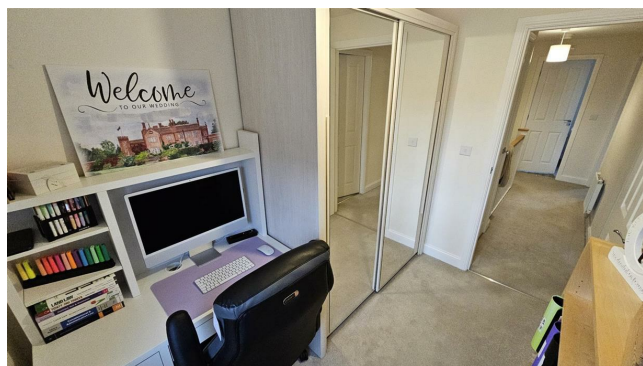
10'3 x 8'6 (3.12m x 2.59m)  
with a central heating radiator and a double glazed window to the rear elevation.

### **FAMILY BATHROOM**

with a three piece suite comprising a panelled bath with screen and shower over, a low flush W.C. and a wash hand basin. Double glazed window to the rear elevation and a central heating radiator.

### **BEDROOM THREE / DRESSING ROOM**

8'9 x 6'4 (2.67m x 1.93m)  
with a central heating radiator and a double glazed window to the front elevation. A mirror fronted wardrobe with sliding doors.







### **OUTSIDE - FRONT**

The property is located opposite with an enviable position within a small cul-de-sac just off Squires Grove. To the side of the property is driveway providing off street parking for two vehicles and gated access to the rear garden. An electric car charging point has been fitted.

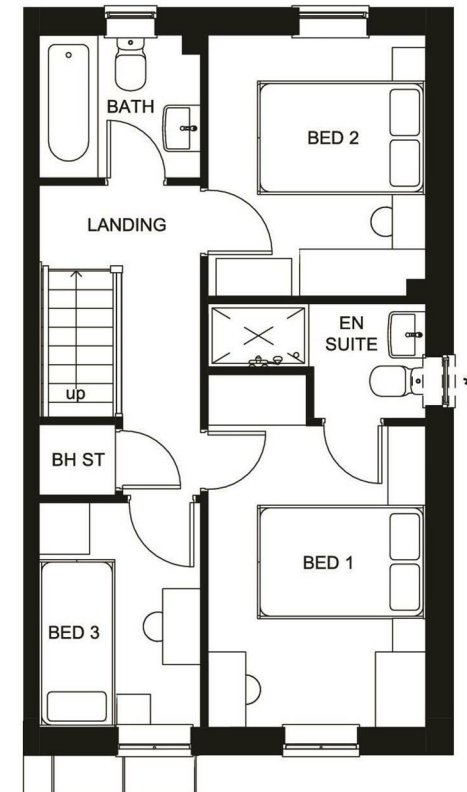
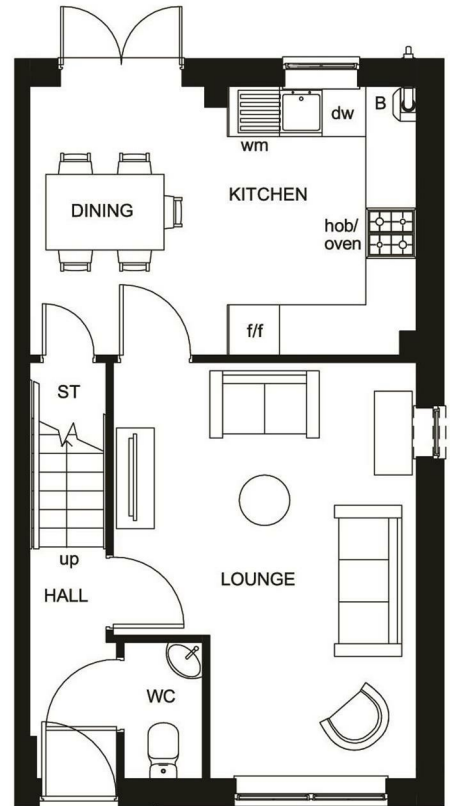






### **OUTSIDE - REAR**

To the rear is a southerly facing garden with the perfect suntrap area. The large patio area is perfect for those who enjoy private al fresco dining during those balmy summer months. The fully enclosed and lawned rear garden is ideal for the buyer who wishes to create their own landscaped haven.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



MORTGAGE &  
PROTECTION ADVISORS

Mortgages for:  
First Time Buyers  
Home Movers  
Re-mortgages  
Buy to Lets - inc HMOs

Protection for:  
Life  
Critical Illness  
Income Protection

## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**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**





**SOLD**

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

**Then get one of these!!!**

→



**FOR SALE**

01949 87 86 85

www.hammondpropertyservices.com

© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ..... WE QUIZ!!! ©

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on  
**01949 87 86 85**

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