

**FOR SALE**

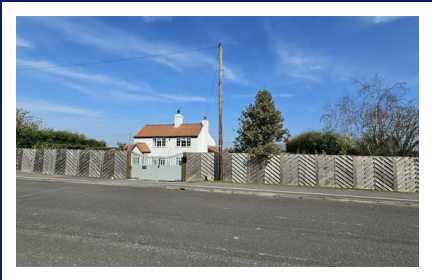
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**INGLENOOK COTTAGE, GRANTHAM ROAD,  
SAXONDALE, NEAR BINGHAM,  
NOTTINGHAMSHIRE NG13 8AY**

**£595,000**

"OPTION 3 SCHEME" - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL "OPTION 3 SCHEME". For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.



## INGLENOOK COTTAGE GRANTHAM ROAD, SAXONDALE, NOTTINGHAMSHIRE NG13 8AY

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A charming detached individual character cottage which has undergone a significant level of extension and refurbishment over recent years to provide a delightful family home situated on a superb generous established plot which extends to approximately 0.4 of an acre.

The current owners have created a wonderful area for those who enjoy the life of horses, with a purpose - built stable block which includes 3 stables, a washdown area and a tack room. Sensibly fenced to enable secure access for the safety of the horses, there is access to the neighbouring and gated side paddock as a monthly charge (more details are available from the Agent). Grazing & Livery on the adjacent yard is available by separate negotiation with the Land Owner, per horse, which will include menage (1 paddock for winter and 1 for summer) OR a reduced rate if menage is not required. Whilst power and light have been attached to the Stables, the source of water is currently from a hosepipe from the main house.

The original cottage benefitted from a two-storey gabled extension to the rear elevation which has provided for an additional sitting room and master bedroom above with superb views across the garden and fields beyond. In addition, there is a refitted cottage style kitchen and bathroom with four-piece suite as well as additional second cloakroom to the first floor.

There is the versatile addition of a Sun / Garden Room to create a fourth flexible reception space with double doors out onto the extensive patio area of the rear garden. Double glazing and neutral decoration throughout. Walk in, put your furniture down and do nothing!



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Proceed through the traffic lights into Nottingham Road. On reaching Saxondale island take the second exit as direct to Nottingham A52. At the next island, pass the exits for A46 Leicester and A52 Nottingham... and take the next exit as directed to Saxondale. At the T Junction, turn right and Inglenook Cottage is then found on the left hand side and is clearly denoted by the Hammond Property Services For Sale sign.

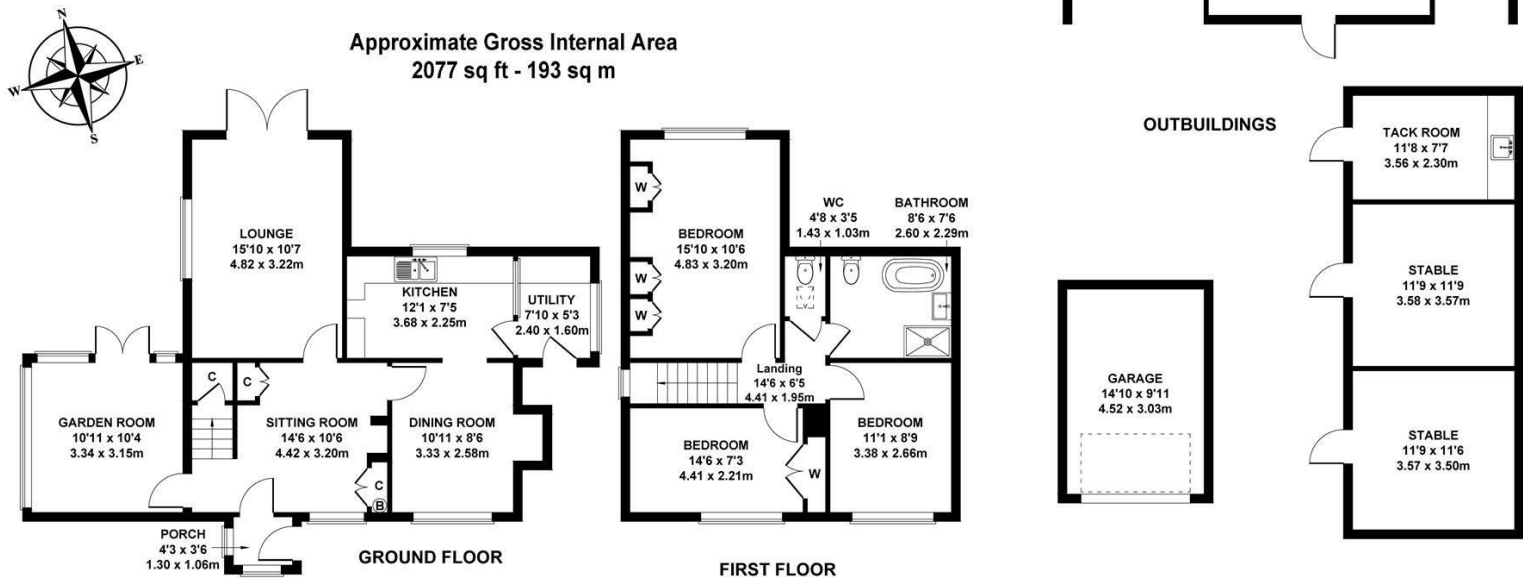
**For Sat Nav use Post Code:** NG13 8AY

Council Tax Band

C

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		100	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Not to Scale. For Illustrative Purposes Only.



Overall viewing comes highly recommended to appreciate this three bedroom, four reception cottage situated in a spot ideal for local communications and commuting. The accommodation in brief comprises Entrance Porch, Entrance hall / Snug, Sun / Garden Room, Sitting Room, Separate Dining area which is open plan to the Kitchen, a Utility Room... whilst on the first floor are the three bedrooms, four piece suite bathroom (with W.C.) and a separate W.C.

The significant plot-size is one of the main selling factors of the property, being particularly generous with double gated access leading onto a large gravel driveway and detached sectional garage. The gardens run to all sides, the majority to the rear, making an ideal property for those wanting a more self-sufficient lifestyle.





**POSITION, SETTING & PLOT... & STABLES!**

The current owners have created a wonderful area for those who enjoy the life of horses, with a purpose built stable block which includes 3 stables, a washdown area and a tack room. Sensibly fenced to enable secure access for the safety of the horses, there is access to the neighbouring and gated side paddock for a monthly charge (more details are available from the Agent). Grazing & Livery on the adjacent yard is available by separate negotiation with the Land Owner, per horse, which will include menage (1 paddock for winter and 1 for summer) OR a reduced rate if menage is not required. Whilst power and light have been attached to the Stables, the source of water is currently from a hosepipe from the main house.







#### **BUCOLIC LIFESTYLE**

The opportunity that many are looking for... especially those who enjoy a bucolic lifestyle on a much larger than average plot, with a very large formal garden with sitting-out areas and with views across 'neigh'bouring fields... country life... and all within a mile and half of the facilities of the Market Town of Bingham. Secure parking behind double gates and fencing, with plenty of parking spaces and a detached garage for the usual storage.

A Upvc entrance door leads into the







#### ENTRANCE PORCH

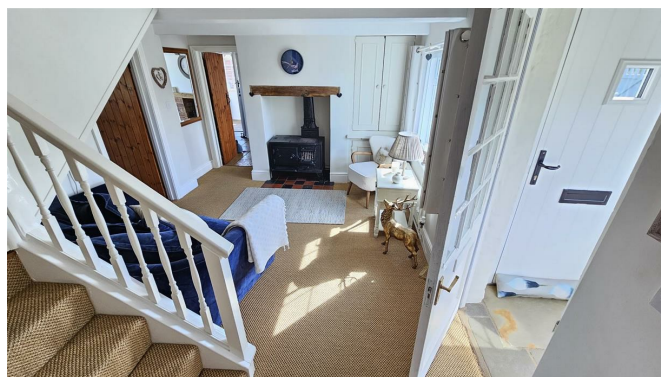
with a flagstone tiled floor, two UPVC double glazed windows to both the front and side elevations. A multi-pane timber door leads through into the

#### SNUG / RECEPTION HALL

14'6 x 10'6 (4.42m x 3.20m)

A characterful reception space, the main feature being a chimney breast with quarry tiled hearth and inset period solid fuel stove with oak lintel over, built in storage cupboards to the side, inset downlighters to the ceiling, a central heating radiator, spindle balustrade turning staircase rising to the first floor with understairs storage, UPVC double glazed window to the front elevation.

#### OPEN PLAN DINING KITCHEN







#### **DINING AREA**

11'0 x 8'6 (3.35m x 2.59m)

with an exposed brick fireplace with timber mantle, flagstone flooring, inset downlighters to the ceiling, a central heating radiator, UPVC double glazed window to the front elevation. Space for a fridge freezer. An open archway leads through to the

#### **KITCHEN AREA**

12'0 x 7'6 (3.66m x 2.29m)

Fitted with a considerable range of cottage style base and drawer units, oak effect work surfaces and upstands with inset white sink and mixer tap, free standing range, continuation of the flagstone floor, a central heating radiator, exposed beams to the ceiling, UPVC double glazed window overlooking the rear garden and further multi-pane secondary double glazed window and door leading through to the

#### **UTILITY ROOM**

8'6 x 5'6 (2.59m x 1.68m)

fitted wall units, timber worksurface beneath, plumbing for washing machine or dishwasher, space for tumble drier, flagstone floor, UPVC double glazed window to the side and, fittingly, a UPVC double glazed stable door leading to the exterior.







#### FROM THE SNUG AREA... doors into

##### **MAIN SITTING ROOM**

16'0 x 10'6 (4.88m x 3.20m)

A light and airy reception with views to two elevations over the rear garden, with a timber fire surround and a coal effect electric fire, central heating radiator, UPVC double glazed window to the side and UPVC double glazed French doors leading on to the rear garden.

##### **SUN / GARDEN ROOM**

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

A useful addition to the property providing further flexible reception space and affording attractive views on to the garden. With a central heating radiator, UPVC double glazed side panels and opening top lights, UPVC double glazed double doors leading on to the garden.

Returning to the entrance hall, a ledge and brace door leads through to the staircase with a central heating radiator and the







#### LANDING

with a UPVC double glazed window to the side.

#### BEDROOM 1

16'0 x 10'6 (4.88m x 3.20m)

with a UPVC double glazed window to the rear elevation ensuring spectacular views across the rear garden and countryside beyond. Fitted with a range of built-in bespoke wardrobes and low level drawer units, deep pine skirting, part pitched ceiling, central heating radiator.







#### **BEDROOM 2**

10'6 x 8'8 (3.20m x 2.64m)

with a part pitched ceiling, access to loft space, wood effect flooring, central heating radiator, UPVC double glazed window to the front elevation.

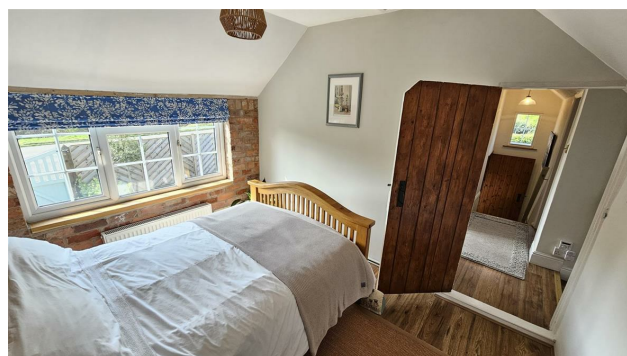
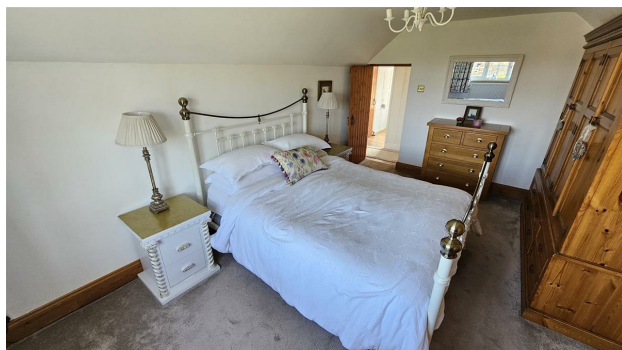
#### **4 PIECE SUITE BATHROOM**

8'6 x 7'6 (2.59m x 2.29m)

Appointed with a four piece white suite comprising luxury ball with ball and claw feet, Victorian style handset style taps, corner quadrant shower enclosure with electric shower, low flush W.C., pedestal wash hand basin, herringbone effect ceramic tiling to walls, wood effect flooring, a central heating towel radiator, a UPVC obscure double glazed window to the rear elevation.

#### **SEPARATE W.C.**

low flush W.C., wood effect flooring, a central heating radiator and velux skylight.







### **BEDROOM 3**

12'6 x 7'3 (3.81m x 2.21m)

useful alcove with built-in storage cupboards and also housing the Glow Worm gas central heating boiler, central heating radiator, access to loft space and UPVC double glazed window to the front elevation.

### **OUTSIDE - FRONT**

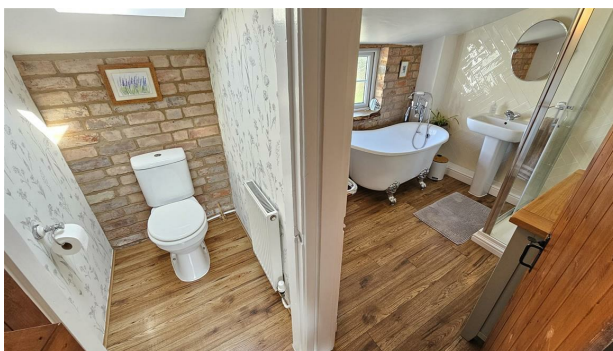
The property occupies a delightful and generous established plot situated on what has become a no-through lane following the construction of the new A46 in 2012. Set back behind panel fenced frontage with double gates that lead on to a large gravelled driveway, providing off road car standing for numerous vehicles and leading to a detached garage (15'0 x 10'3).

### **OUTSIDE - TO THE SIDES**

The gardens run to all sides with the front garden having raised beds well stocked with established trees and shrubs, crazy paved pathway leading to a further lawned area to the side with circular central seating area. To the rear of the conservatory there is a paved terrace with gravel edge borders and brick retaining wall which leads up on to the substantial mainly lawned rear garden, well stocked with established trees and shrubs, having fenced allotment area and enclosed in the main by post and rail fencing with a selection of useful timber

### **OUTSIDE - REAR**

A wonderful haven of peace and quiet... tranquility... with open skies and birdsong.











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

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