

**FOR SALE**

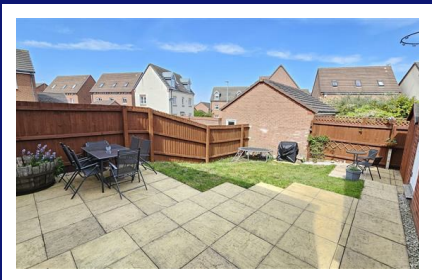
**01949 87 86 85**

[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)



**5 CALDER GARDENS, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8YY**

**£325,000**



## 5 CALDER GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YY

Completed in 2010 to the very popular Kemble Design by Redrow Homes, this is a really well presented 4 bedroom home, with a contemporary modern dining kitchen overlooking the sunny and landscaped rear garden and a downstairs cloakroom, understairs utility area and a separate living room. To the first floor are three bedrooms and family bathroom whilst the MASTER BEDROOM with EN-SUITE SHOWER ROOM will be found on the second floor. To the side is a driveway leading to the DETACHED GARAGE.

This gas centrally heated and double glazed property is tailor made for single professional/young couples. It is within easy reach of the shops and amenities within the Market Place and is also well placed for the A46, A52 & A1 which allow easily commutable access to Nottingham, Leicester, Newark Grantham & Lincoln.

Within the Centre of the Town is Bingham Market Place with its range of supermarkets, 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. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint villages, each with their own individual character and many with a village pub.

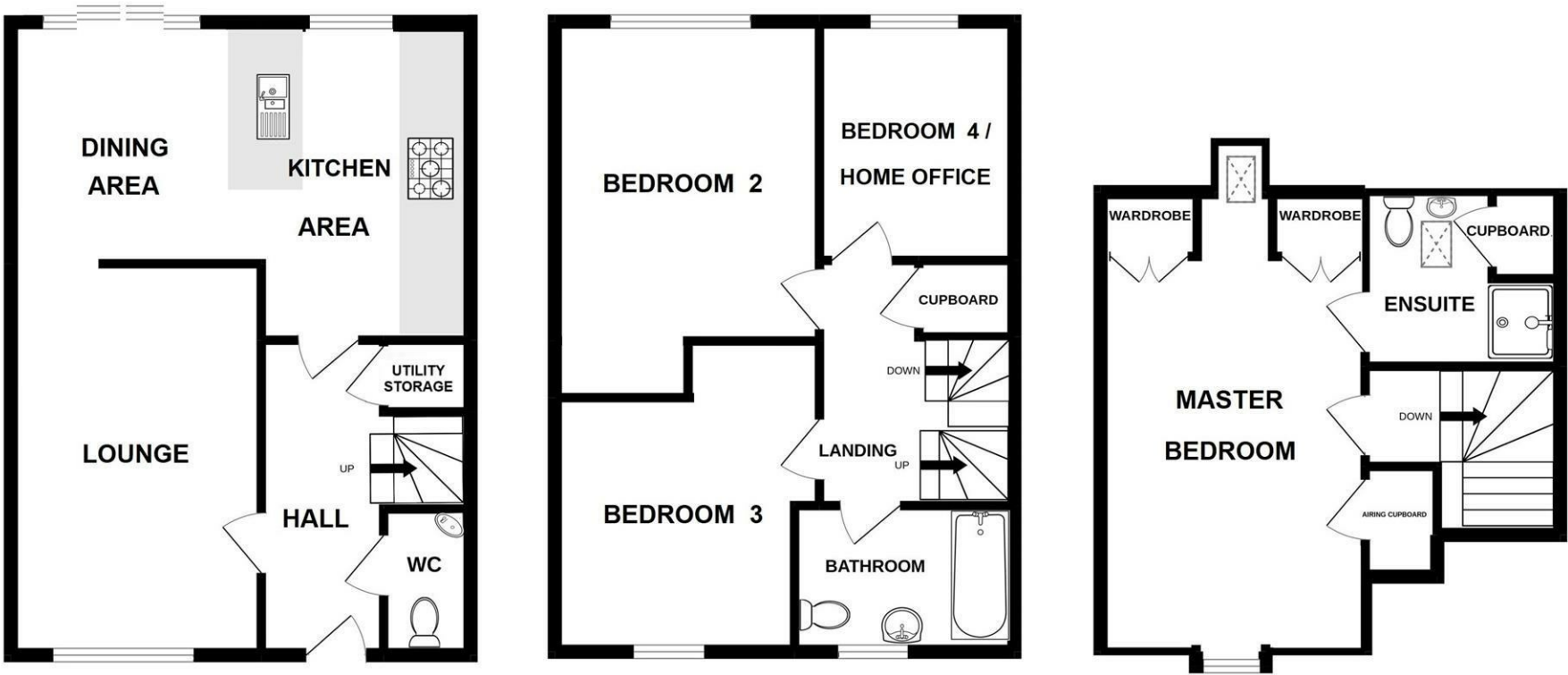
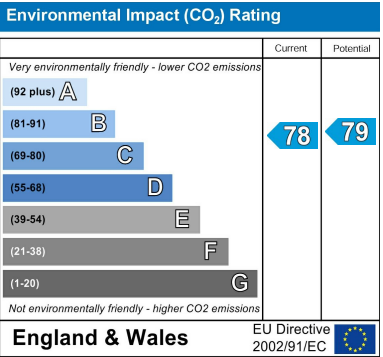
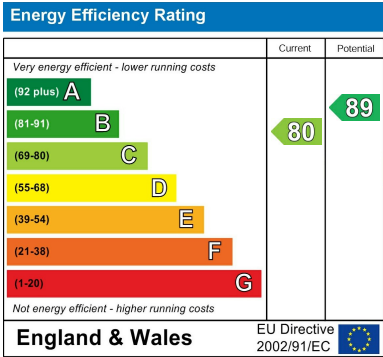


**DIRECTIONAL NOTE** Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto Mill Hill Development. Proceed along Mill Hill Road and as this becomes Mallow Way, take a left hand turn onto Lune Way. At the open courtyard, bear right and then first left into Calder Gardens. and you will find Number 5 situated on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

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

Council Tax Band

D







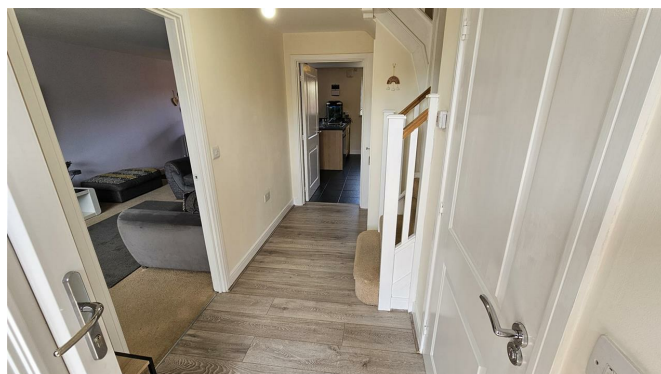
Double glazed entrance door through to

**HALLWAY**

with stairs to the first floor. Central heating radiator. Under stairs cupboard housing plumbing for a washing machine.

**LOUNGE**

16'0 x 10'6 (4.88m x 3.20m)  
with a double glazed window to the front. Two central heating radiators. Open archway into the





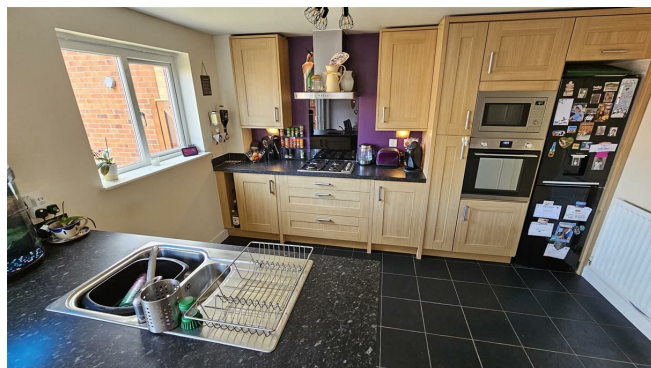


### **DINING KITCHEN**

19'3 x 12'9 (5.87m x 3.89m)  
with work surfaces to two sides with drawers and cupboards under. Wall mounted cupboard units with under lighters. Four ring gas hob, oven, with microwave above, and cooker hood. Space for a dishwasher. One and half bowl single drainer sink unit with mixer tap. Tiled flooring.

### **DINING AREA**

Double glazed sliding doors to the extened patio area of the rear garden.







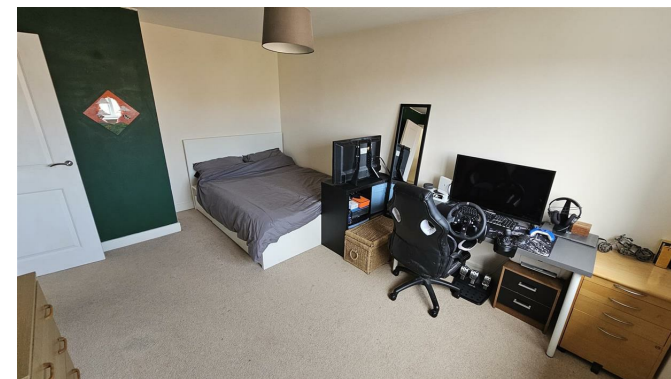
### **CLOAKROOM / W.C.**

with two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator. Extractor fan.

### **FIRST FLOOR LANDING**

### **BEDROOM 2**

15'6 x 11'0 (4.72m x 3.35m)  
with a double glazed window overlooking the rear. Central heating radiator. Wardrobe recess.





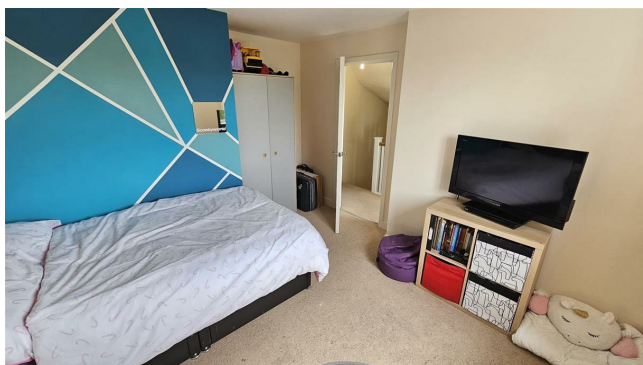


### **BEDROOM 3**

12'9 x 11'0 (3.89m x 3.35m)  
with a double glazed window overlooking the front. Central heating radiator. Wardrobe recess.

### **BEDROOM 4**

10'0 x 8'0 (3.05m x 2.44m)  
with double glazed window overlooking the landscaped rear garden and a central heating radiator.



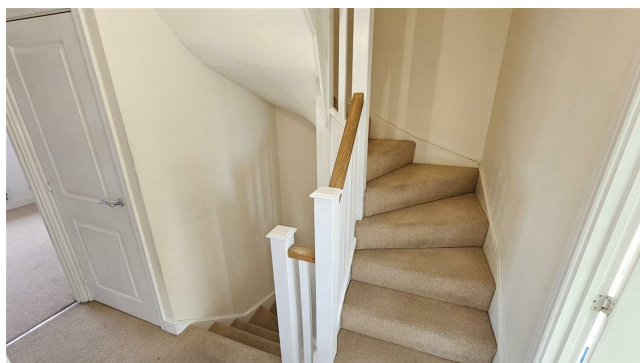
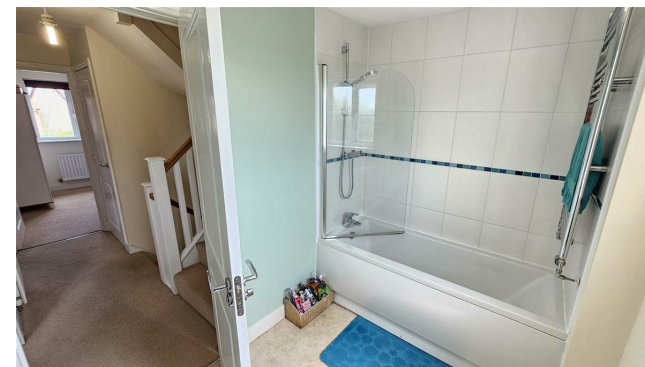




### **BATHROOM**

with suite comprising panelled bath with mixer tap and hand held shower head over, a pivot screen, wash basin and a low flush W.C.

### **STAIRS RISE TO THE SECOND FLOOR**







### **MASTER BEDROOM SUITE**

18'0 x 11'0 (5.49m x 3.35m)

with a double glazed window overlooking the front and a velux window to the rear. Central heating radiators. Two sets of built in double wardrobes. Large built in storage cupboard providing useful storage and hanging space as well as housing the hot water tank.

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

8'0 x 7'9 (2.44m x 2.36m)

with a fully tiled shower unit, wall mounted wash basin and a low flush W.C., Double glazed velux window. Complementary tiling. Central heating chrome towel radiator. Large storage cupboard housing the boiler. Airing cupboard. Access to the loft space.







#### **OUTSIDE - FRONT**

To the front of the property is a neat area with slate chippings for ease of maintenance. To the side of the property there is a driveway, providing off street parking and leading to the DETACHED GARAGE.

#### **OUTSIDE - REAR**

To the rear is a most attractive and landscaped garden which includes an extended area of patio that leads from the dining area and a further patio has been created from which to enjoy al fresco dining during those balmy summer evenings.







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

Please contact us for a FREE discussion on our services

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