

FOR SALE

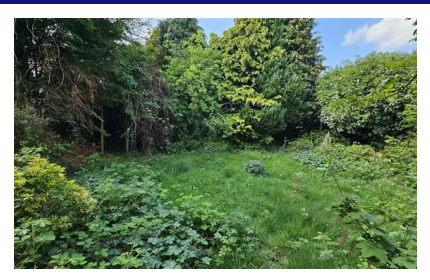
01949 87 86 85

www.hammondpropertyservices.com

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Nottinghamshire
NG13 8AR

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**35 COGLEY LANE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8DE**

£299,950

35 COGLEY LANE, BINGHAM, NOTTINGHAMSHIRE NG13 8DE

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- * New kitchen * New bathroom
- * New landscaping of the gardens * New wiring
- * New carpets * New doors
- * New skirtings & architraves * New décor throughout

The property is being offered with the benefit of NO CHAIN to enable a speedy transaction and is within easy walking distance of the Town centre and the tranquil walks around the area.

The layout consists a reception hallway, a breakfast kitchen with a garden room to the rear, a separate dining room, a dual-aspect lounge and a downstairs cloakroom / W.C.

To the first floor are 3 good sized bedrooms with the main enjoying access to the balcony at the front and there is a spacious bathroom which includes space for a shower! Parking to the front on the driveway that leads to the GARAGE and car port. There is side access to the westerly facing rear garden which is extremely overgrown with many mature trees and shrubs.

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

There is very easy access into the Market Place of Bingham where you can enjoy 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.

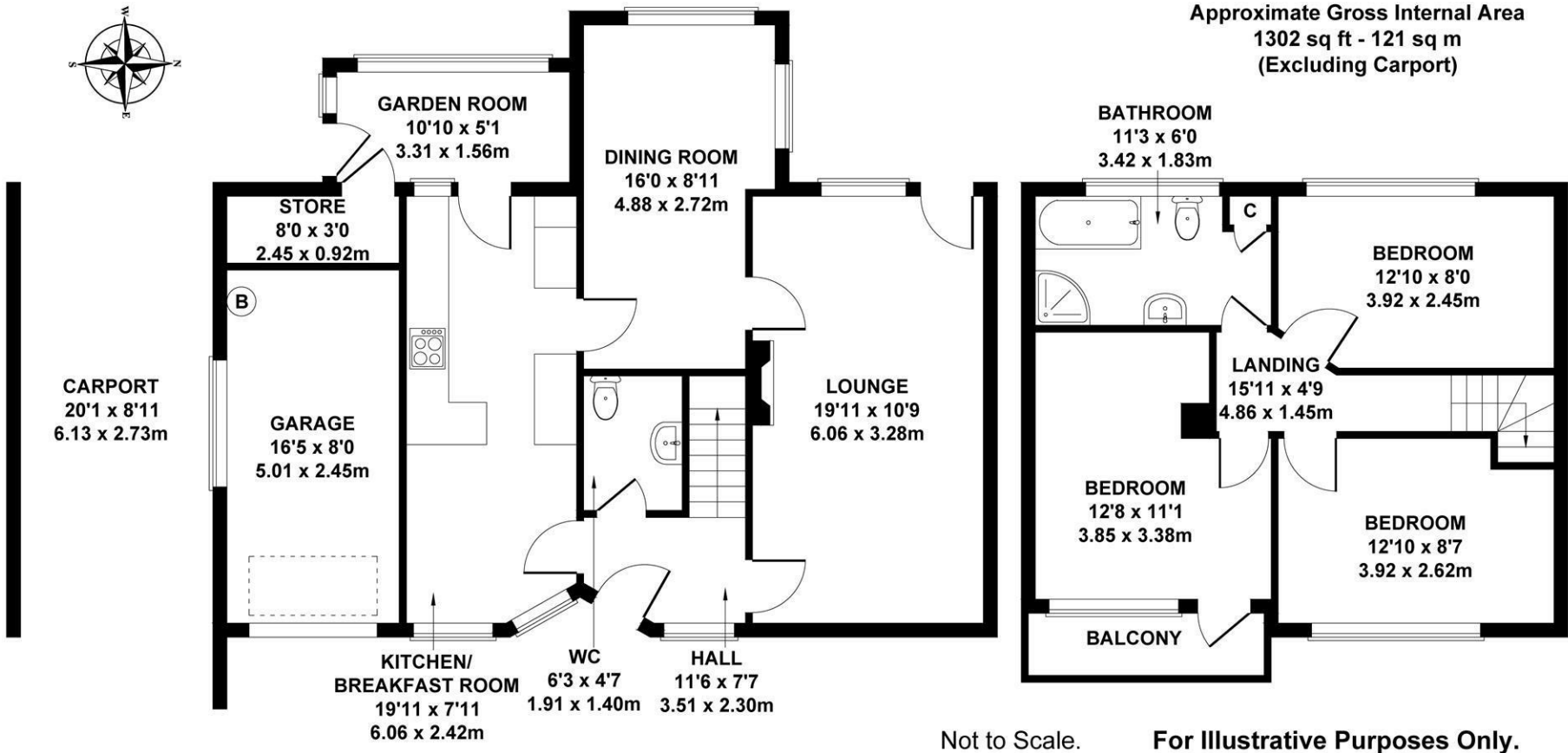
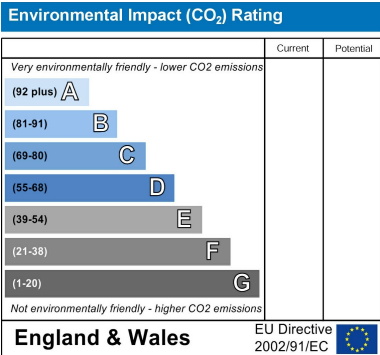
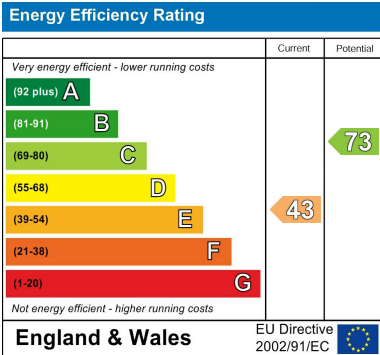


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane. Pass the junction with Butt Road and the property will then be found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign.

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

Council Tax Band

D





Double glazed entrance door through to

RECEPTION HALL
with stairs to the first floor.

BREAKFAST KITCHEN
20'0 x 8'0 (6.10m x 2.44m)





GARDEN ROOM

11'0 x 5'0 (3.35m x 1.52m)
overlooking the rear garden and with a
double glazed door giving access to
the side patio area.

STORE

8'0 x 3'0 (2.44m x 0.91m)

EXTENDED DINING AREA

16'0 x 9'0 (4.88m x 2.74m)
with double glazed window.



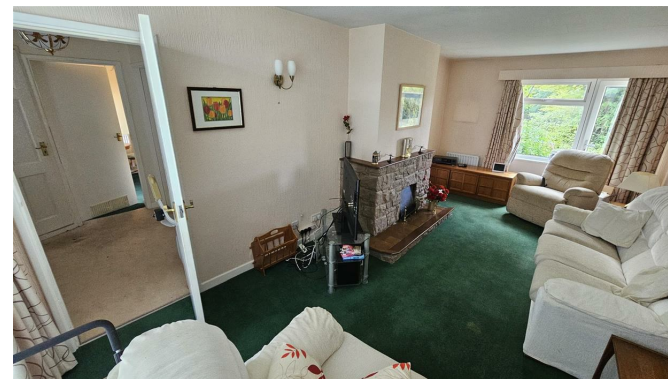


SPACIOUS LIVING ROOM

20'0 x 10'9 (6.10m x 3.28m)

Large double glazed picture window to the front and double glazed windows and a door to the rear. Central heating radiator.

CLOAKROOM / W.C.





LANDING
with loft acces.

BEDROOM 1
12'8 x 11'0 (3.86m x 3.35m)
with double glazed window and central
heating radiator. Door to the balcony.

BATH & SHOWER ROOM
11'3 x 6'0 (3.43m x 1.83m)





BEDROOM 2

13'0 x 8'8 (3.96m x 2.64m)
with double glazed window to the front and a central heating radiator.

BEDROOM 3

13'0 x 8'0 (3.96m x 2.44m)
with double glazed window to the rear and a central heating radiator. Useful storage within the eaves.

OUTSIDE - FRONT

To the fore of the property is a low retaining wall with mature shrubs and trees. A driveway leads to the GARAGE (16'6 x 8'0) with plenty of hard car standing space for the growing family under the carport.





OUTSIDE - REAR

The property benefits from side access to the fully enclosed and lawned rear garden which is overgrown with very mature shrubs and trees.





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!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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For more information, please call **Sharon** on **01949 87 86 90**



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and to discuss what we do
and how we do it!