

FOR SALE

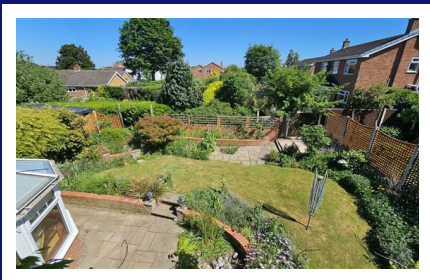
01949 87 86 85

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**1 PINFOLD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ER**

£480,000

1 PINFOLD, BINGHAM, NOTTINGHAMSHIRE NG13 8ER

SUPERB FAMILY HOME WITH SO MUCH POTENTIAL FOR EXTENDING & ALTERING... as have many other properties in recent years on this extremely popular road of 1970s built homes, all situated on very substantial and mature plots.

Whilst the property has been well maintained and upgraded over the years, we are expecting considerable interest as properties that are ripe for a complete makeover are becoming more rare within the more prestigious addresses within Bingham - hence the price being set so sensibly to allow for a wonderful extension and considerable reconfiguring of the layout.

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

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

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!



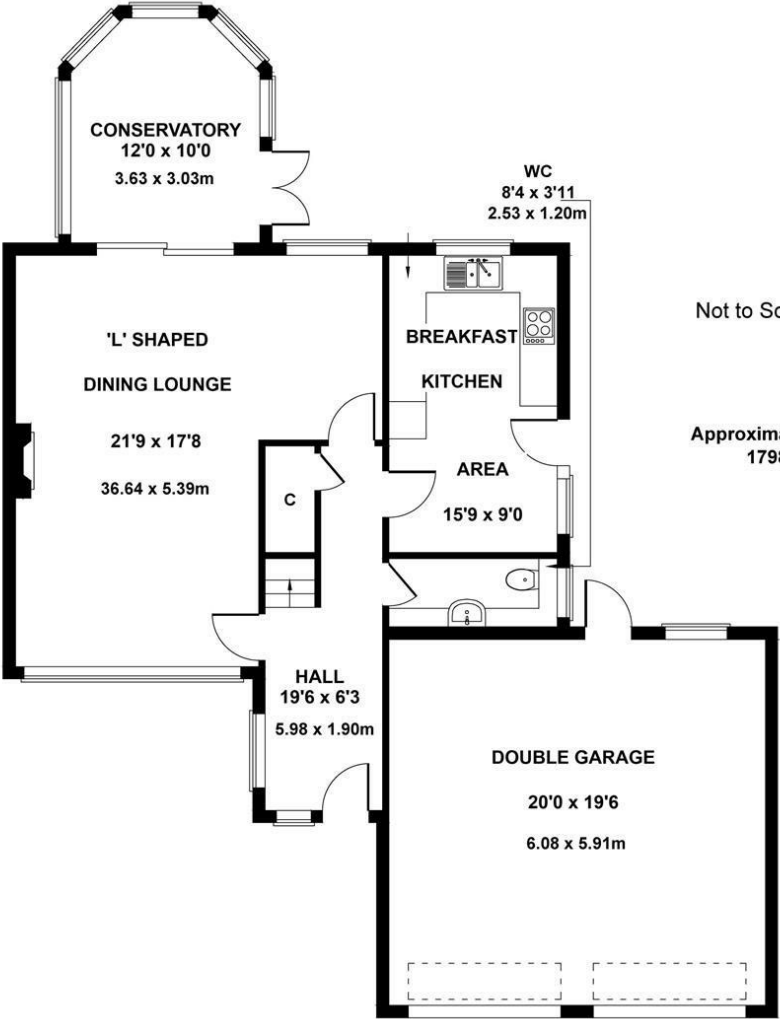
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right continue straight ahead onto Long Acre East. Turn next right into Pinfold where the property is then situated within the cul-de-sac on the left hand side; clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8ER

Council Tax Band **E**

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

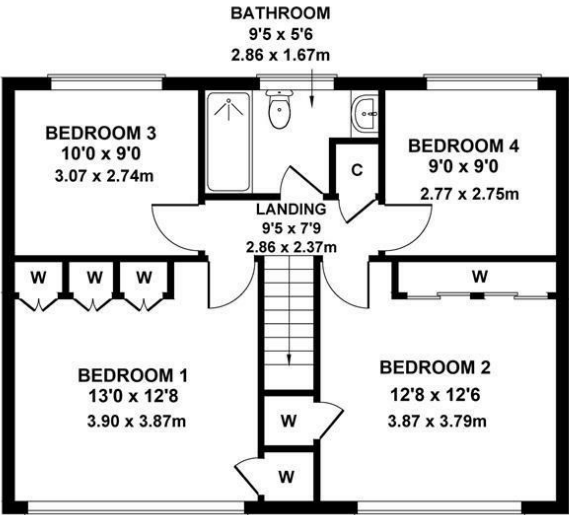
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Not to Scale. For Illustrative Purposes Only.



Approximate Gross Internal Area
1798 sq ft - 167 sq m





Double glazed and composite entrance door into the

RECEPTION HALLWAY

with stairs to the first floor and a central heating radiator. Double glazed side window.

'L' SHAPED DINING LOUNGE

21'9 x 17'8 (6.63m x 5.38m)

with double glazed windows to both the front and the rear overlooking the very private and mature rear garden and double glazed patio doors into the conservatory. Serving hatch to the kitchen. Display shelving and a feature fireplace. Central heating radiator.

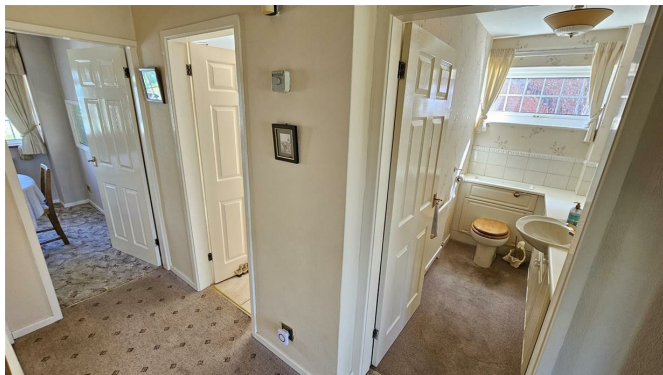




CONSERVATORY

12'0 x 10'0 (3.66m x 3.05m)
with double glazed windows overlooking the private gardens and double glazed double doors leading onto the extensive patio area.





CLOAKROOM

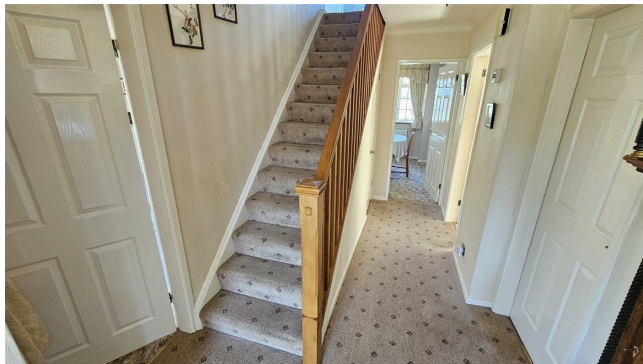
Low flush W.C. with concealed cistern, wash hand basin with cupboards under, central heating radiator, tiling to splashbacks and double glazed window to the side elevation..

BREAKFAST KITCHEN

15'9 x 9'0 (4.80m x 2.74m)

with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. One and a half bowl sink unit with mixer tap. Tiled splash backs. Electric hob. Double electric ovens. Plumbing for a dishwasher and washing machine. Double glazed window overlooking the rear sunny and landscaped rear garden. Double glazed and composite door the extensive side patio area. Wall mounted Worcester Bosch gas fired boiler.





LANDING

with access to the loft.

BEDROOM 1

13'0 x 12'8 (3.96m x 3.86m)
with a central heating radiator and a double glazed window overlooking the spacious cul-de-sac. Fitted double wardrobes. Over-stairs walk-in storage cupboard.





BEDROOM 2

12'8 x 12'6 (3.86m x 3.81m)
with a central heating radiator and a double
glazed window overlooking the spacious cul-
de-sac. Fitted wardrobes with sliding doors and
a vanity unit with drawers. Over-stairs storage
cupboard.

SHOWER ROOM

with a three piece suite comprising a walk-in
shower with fixed screen, wash basin with
double cupboard under and a low flush W.C.
Double glazed window. Chrome central heating
towel radiator.





BEDROOM 4

9'0 x 9'0 (2.74m x 2.74m)

with a central heating radiator and a double glazed window overlooking the rear garden.

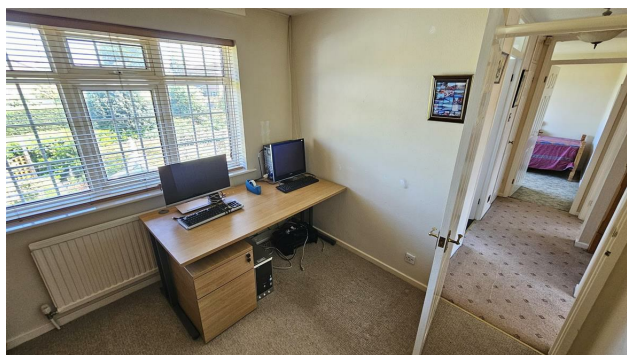
BEDROOM 3

10'0 x 9'0 (3.05m x 2.74m)

with a central heating radiator and a double glazed window overlooking the rear garden.

OUTSIDE - FRONT

with a block paved driveway providing ample car stand standing spaces and leading to the integral double garage with electric up and over doors. An area of mature shrubbery and plantings provide both the texture and colour which indicate that this property is one that has been lovingly cared for over many years.





OUTSIDE - REAR

A gated pathway to the side also gives access to the delightful, private and enclosed rear garden which is predominantly laid to lawn with a variety of mature plantings and sun trap areas. There is also a very large patio area; perfect for those who enjoy al fresco dining during those balmy summer months. To the side is a very private courtyard area leading from the kitchen and the rear of the garage... perfect for tinkering and pottering...





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!





Hammond
Property Services

FOR SALE

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www.hammondpropertyservices.com

Please contact our office on 01949 87 86 85 to arrange your viewing and we will be happy to show you around - this one will not be around for long!

