

FOR SALE

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**14 MARRIOTT STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AQ**

£325,000

14 MARRIOTT STREET, BINGHAM, NOTTINGHAMSHIRE NG13 7AQ

A semi-detached family home completed by Barratt Homes to their very popular Haversham design in 2020 with an enviable position on a crescent. With four bedrooms, a large open plan family / dining room, separate Home Office / Bedroom 4 and a downstairs cloakroom. To the first floor is a spacious lounge, the main bedroom with en-suite shower room and to the second floor are two further double bedrooms serviced by the family bathroom. The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the front that leads to the GARAGE and an electric charging point.

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. 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.

For the current owners, the property is only a 20 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.



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, Marriott Street will be found on the left hand side and this particular property will be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

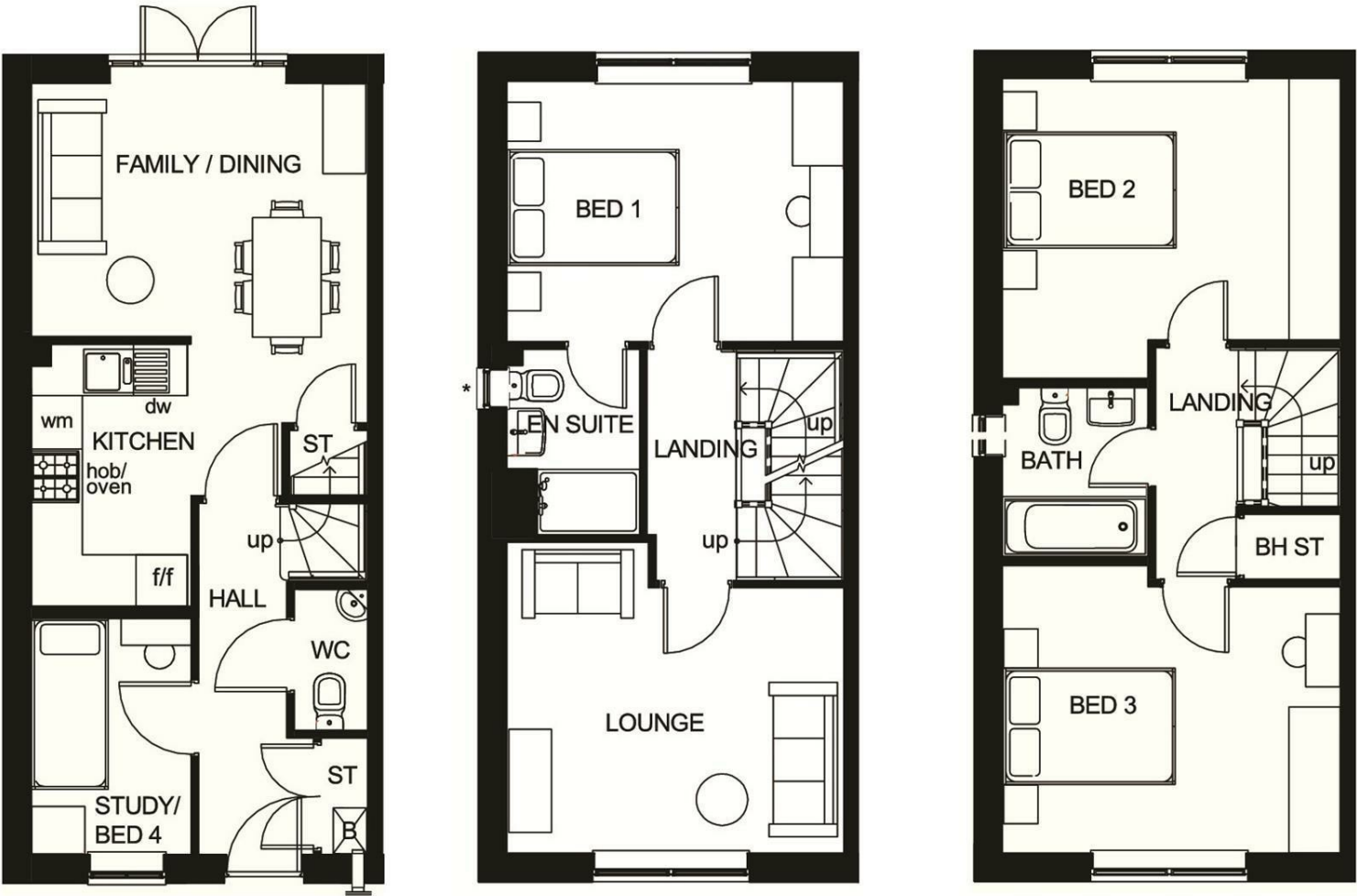
For Sat Nav use Post Code: NG13 7AQ

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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		





Composite entrance door leads through to

ENTRANCE HALLWAY

Stairs rising to the first floor, central heating radiator, wood effect flooring, useful cloaks cupboard with central heating boiler and doors leading through to:

OPEN PLAN FAMILY & DINING AREA

16'0 x 12'0 (4.88m x 3.66m)

with double glazed double doors leading on to the patio area of the rear garden. Central heating radiator and under stairs storage cupboard.



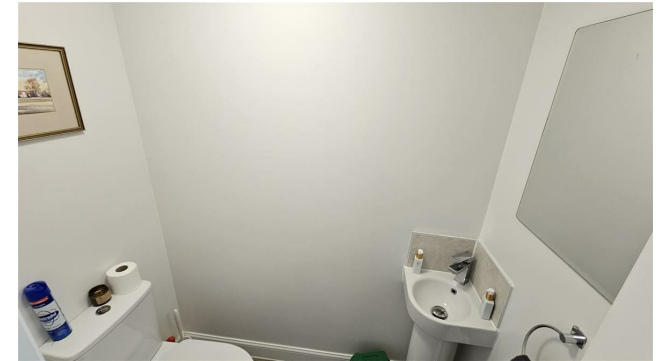


KITCHEN AREA

10'0 x 6'0 (3.05m x 1.83m)
with wood effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and electric oven under. Integrated fridge, freezer and dishwasher. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Wood effect flooring.

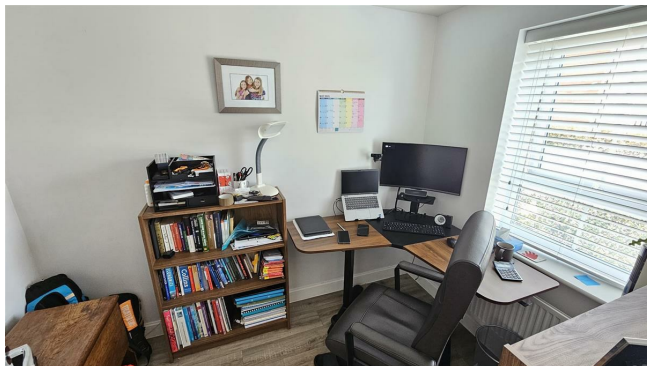
HOME OFFICE / BEDROOM 4

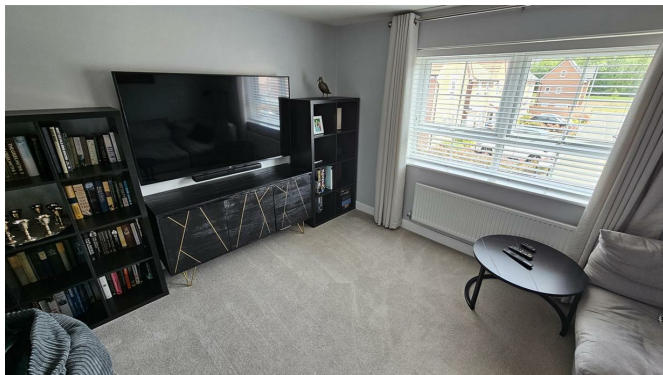
9'0 x 6'0 (2.74m x 1.83m)
with a double glazed window to the front and a central heating radiator.



DOWNSTAIRS W.C.

Low level flush W.C, wash hand basin and central heating radiator.





FIRST FLOOR LANDING

Doors leading through to;

LOUNGE

13'0 x 12'0 (3.96m x 3.66m)
with a double glazed window to the front and a
central heating radiator.





BEDROOM ONE

13'0 x 10'0 (3.96m x 3.05m)

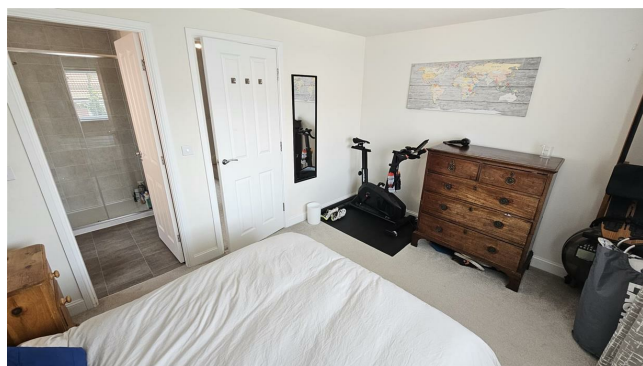
Double glazed window to the rear elevation, central heating radiator and door to En-suite shower.

EN-SUITE SHOWER ROOM

Large double shower, low level flush W.C, wash hand basin and double glazed window to side elevation.



SECOND FLOOR LANDING





BEDROOM TWO

13'0 x 11'6 (3.96m x 3.51m)

Double glazed window to the rear elevation and a central heating radiator. Useful storage cupboard / wardrobe.





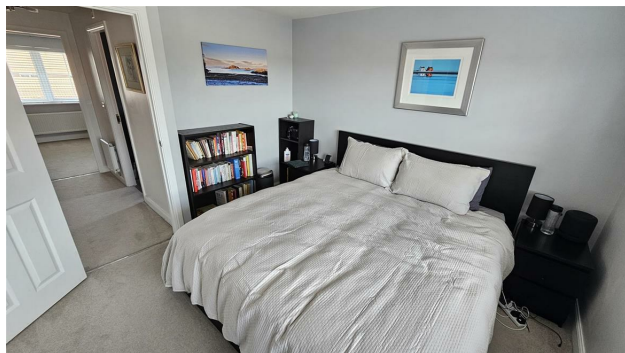
FAMILY BATHROOM

Fitted with panel bath, wash hand basin, low level flush W.C, double glazed window to side elevation and central heating radiator, Recessed lighting.

BEDROOM THREE

13'0 x 11'0 (3.96m x 3.35m)

Double glazed window to the front elevation and a central heating radiator. Useful cupboard.





OUTSIDE - FRONT

To the front of the property is driveway providing off street parking for two vehicles and leading to the GARAGE an electric car charging point. Gated access to the rear garden. In addition, an outdoor light has been thoughtfully fitted to the front.

LANDSCAPED REAR GARDEN

A comprehensive and well thought out Detailed Landscaping of the rear garden includes Railway Sleeper raised beds, side pathway and the patio area that is perfect for those who enjoy al fresco dining during those balmy summer months.





Steve Pritchett

Please contact us for a FREE discussion on our services

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