

FOR SALE

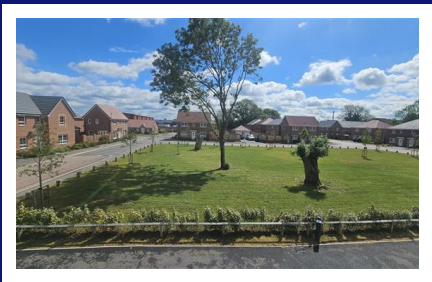
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**15 HORSEPOOLE STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7BP**

£480,000

15 HORSEPOOLE STREET, BINGHAM, NOTTINGHAMSHIRE NG13 7BP

A fabulous detached family home completed recently by Barratt Homes with 1528 sq ft of space and an enviable position overlooking the landscaped and mature area to the front and with a sunny, westerly facing rear.

With a spacious lounge, the open plan living / dining kitchen that everyone is looking for, a separate dining room and the ideal home office / play room, a utility room and a downstairs cloakroom, whilst to the first floor in the main bedroom with en-suite shower room, three further double bedrooms, served by the family bathroom.

The rear garden is fully enclosed and has been created with easy maintenance in mind and plenty of alfresco dining space, with off street parking spaces for two vehicles to the side and a GARAGE.

The property is being offered with the benefit of NO CHAIN to ensure a speedy transaction for the right buyer.

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.

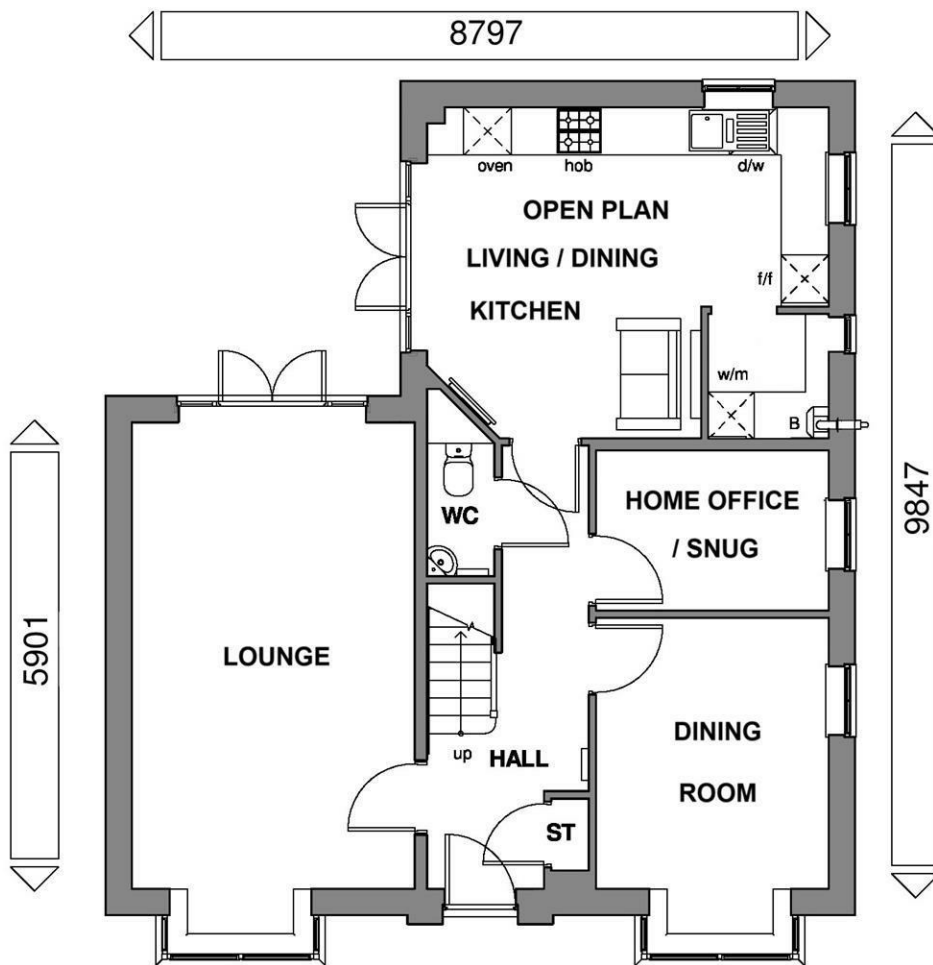
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.



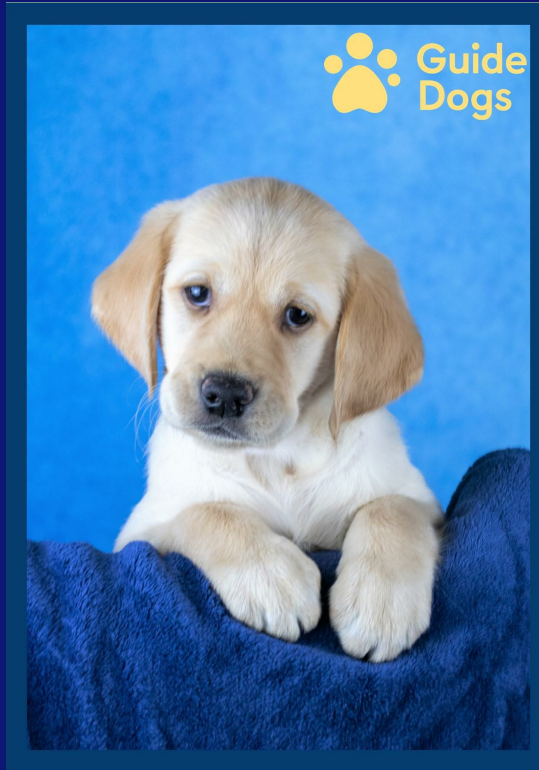
Council Tax Band **F**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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	



Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at
OnTheMarket.com



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Services Bingham**



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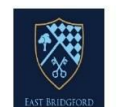


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

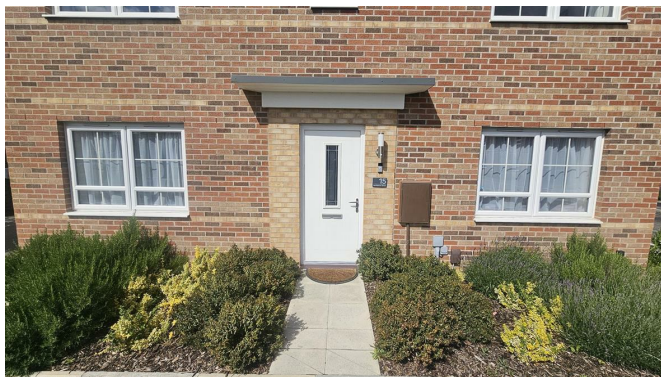
BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in

childline
ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email **sponsorship@hammondpropertyservices.com**



Double glazed and composite entrance door into the

HALLWAY

OPEN PLAN LIVING / DINING KITCHEN

16'6 x 13'6 & 11'0 x 9'6 (5.03m x 4.11m & 3.35m x 2.90m) with Electrolux oven, 4 ring gas hob with extractor over, work surfaces, drawers and cupboards under. Wall mounted cupboard units with under lighting. Deep pan drawers. Integrated dishwasher. Stainless steel sink unit with swanhead mixer tap and drainer. Recessed spotlights. Central heating radiator. Double glazed double doors to the patio area of the rear garden.





UTILITY ROOM

5'3 x 5'0 (1.60m x 1.52m)
with a matching work surface with cupboards under. Wall mounted cupboard housing the gas fired boiler. Central heating radiator and a double glazed window.

LOUNGE

19'2 x 11'6 (5.84m x 3.51m)
with a central heating radiator and a double glazed window overlooking the front. Double glazed double doors lead out onto the westerly facing and sunny rear garden.





DINING ROOM

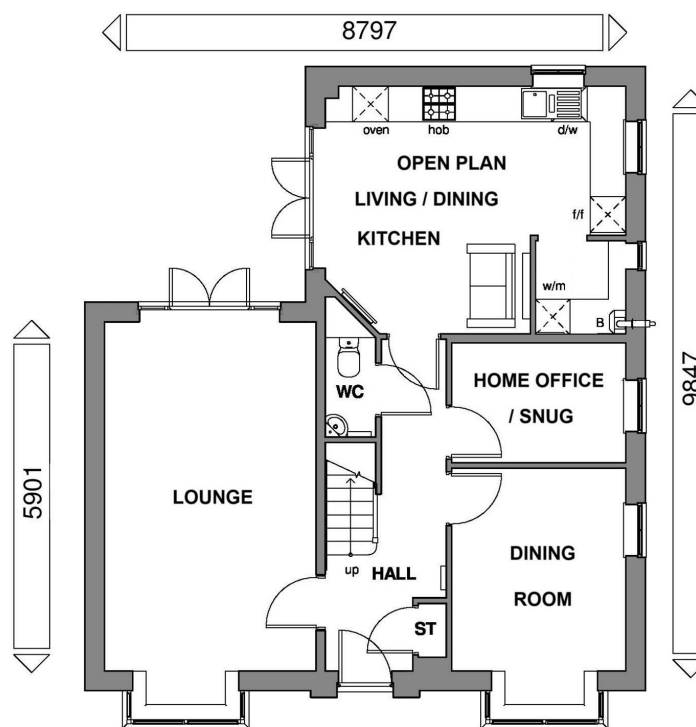
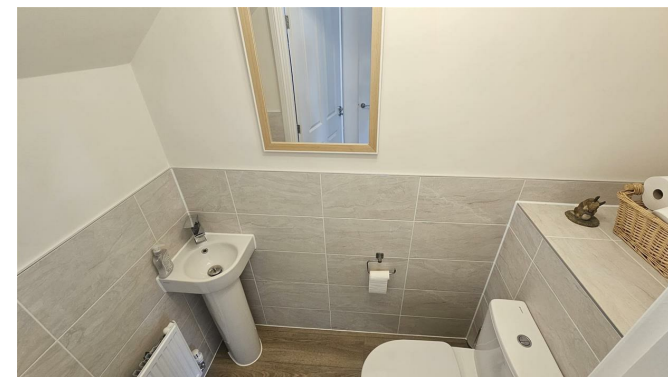
11'0 x 9'7 (3.35m x 2.92m)
with a central heating radiator and a double glazed window overlooking the side and front.

HOME OFFICE / SNUG

9'7 x 6'7 (2.92m x 2.01m)
with a central heating radiator and a double glazed window overlooking the side.

CLOAKROOM / W.C.

a half-tiled room with a low level flush W.C, wash hand basin, a central heating radiator.





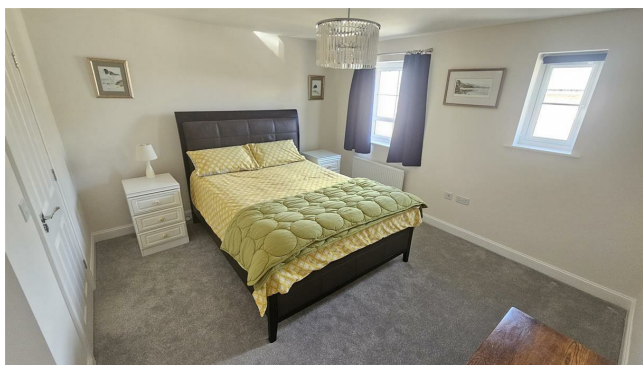
FIRST FLOOR LANDING

BEDROOM 1

13'0 x 12'7 (3.96m x 3.84m)
with a central heating radiator and a double glazed window overlooking the side. Walk-in wardrobe / cupboard.

FULLY TILED EN-SUITE SHOWER ROOM

with a walk-in double shower enclosure, a pedestal wash basin and low flush W.C. Double glazed window, complementary tiling and central heating towel radiator and recessed down lighting. Double glazed window.





BEDROOM 2

18'7 x 9'8 (5.66m x 2.95m)
with a central heating radiator and a
double glazed window overlooking
the front.





BEDROOM 3

11'8 x 9'8 (3.56m x 2.95m)
with a central heating radiator and a double glazed window overlooking the front.

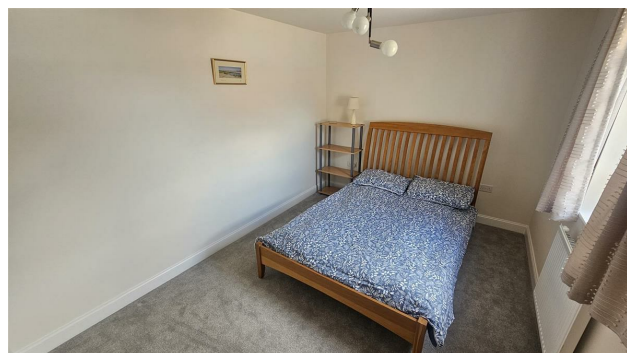
FAMILY BATH & SHOWER ROOM

9'9 x 7'0 (2.97m x 2.13m)
A fully tiled white suite comprising panelled bath with mixer tap, pedestal wash basin and a low flush W.C. A double shower enclosure. Chrome central heating ladder radiator. Recessed lighting.



BEDROOM 4

12'0 x 9'0 (3.66m x 2.74m)
with a central heating radiator and a double glazed window overlooking the back.





OUTSIDE - FRONT

To the front, an open plan and heavily planted area of garden with an adjacent driveway providing ample car standing spaces for two vehicles and allowing access to the GARAGE. There are only two properties that have access to the front driveway.

OUTSIDE - REAR

To the rear is an easy to maintain and fully enclosed lawned garden which enjoys not being heavily overlooked and is very much a blank canvas for the right buyer to create an enviable place to enjoy al fresco dining during those balmy summer evenings.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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to arrange a suitable time for us to call out
and to discuss what we do
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