

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**19 BUTLERS FIELD, LANGAR, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9HS**

£210,000

19 BUTLERS FIELD, LANGAR, NOTTINGHAMSHIRE NG13 9HS

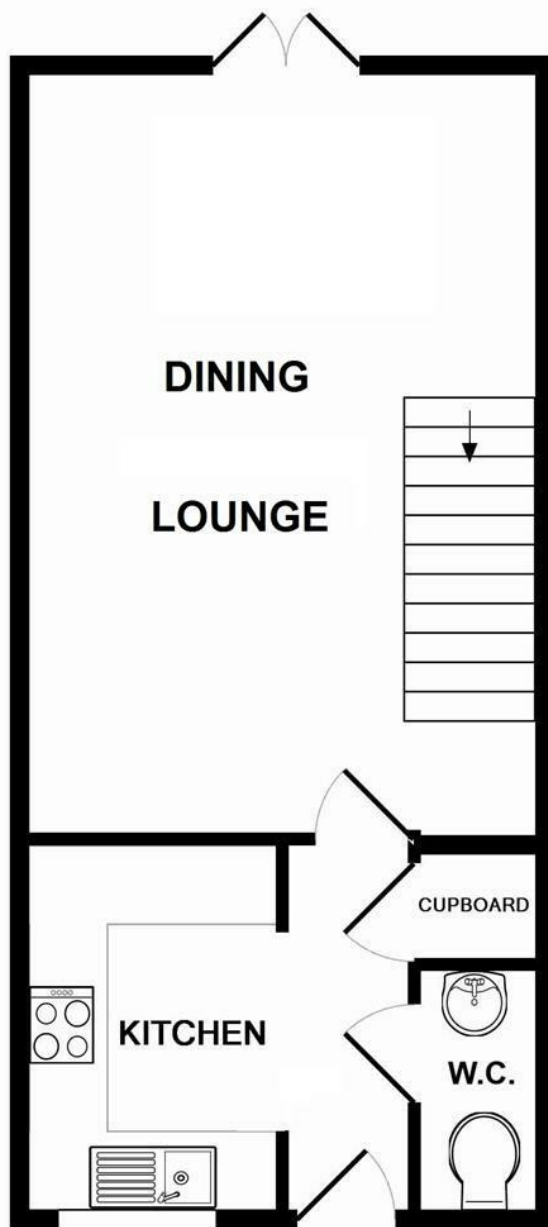
'One of the most sensibly valued two bedroom mid-townhouses seen in Langar for a long time.... Priced for a very quick sale at ONLY £210,000' is the best way to describe this bargain to the right buyer.... Whether you are buying for the first time, downsizing or even looking for a bargain to add to your portfolio, then call us now.

Langar is a highly regarded Vale of Belvoir Village, with an outstanding local Langar C of E Primary School, public house and restaurant, church, Langar Hall and fantastic countryside walks.

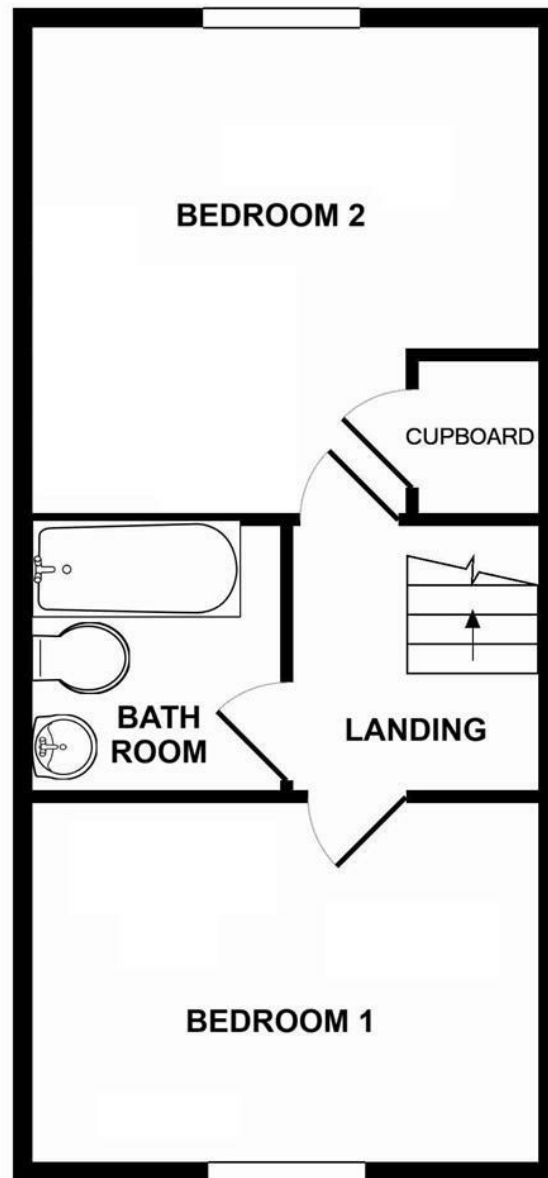
The location could not be better being less than ten minutes' drive of A46 & A52 – two of the most important roads in the area – allowing access to Nottingham, Leicester and Newark. For those requiring national access the A1 and M1 are within half an hour's drive as is East Midlands International Airport. The village is also perfectly positioned to take full advantage of the glorious open countryside which surrounds it.

For shopping, Bingham Market Place is around five miles away and provides a good range of shops and a regular bus service to Nottingham. 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.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(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

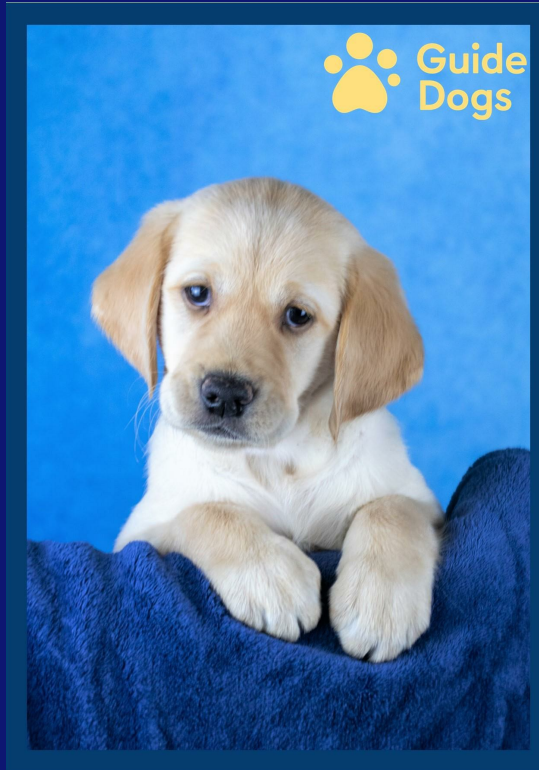
Council Tax Band

B

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On reaching the A52 turn right then immediately left as directed to Langar and Harby. Turn eventually right on the brow of the hill as directed to Langar Village. Turn first left into Butlers Field where the property will then be found towards the end of the cul-de-sac on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 9HS

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




Find us on Facebook

Hammond Property
Services Bingham



Follow us on Twitter

@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 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



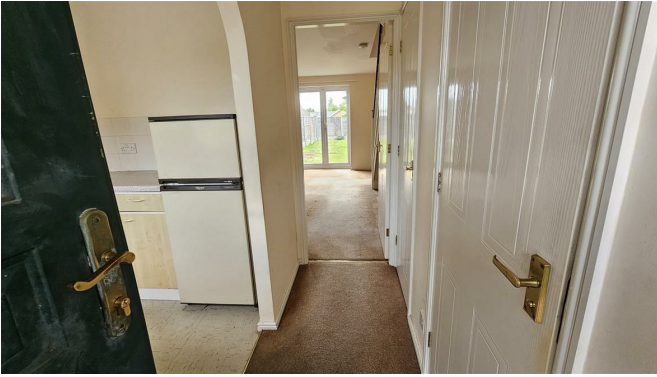
B.H.T.A.
BINGHAM HERITAGE
TRAILS ASSOCIATION



football in the community



For more details, email sponsorship@hammondpropertyservices.com



Canopied entrance with front door through to:

HALLWAY

with central heating radiator. Large under stairs cloaks cupboard / storage area.

KITCHEN

10'3 x 6'6 (3.12m x 1.98m)

With work surfaces to three walls and fitted cupboards and drawers below together with matching wall units. Wall mounted gas central heating boiler enclosed within wall unit. Wall tiling. Fitted gas hob with electric oven below and electric cooker hood over. Plumbing for automatic washing machine and space for a fridge freezer. Single drainer sink unit with mixer tap. Double glazed window overlooking front garden.



CLOAKROOM

with low level W.C. suite and wash hand basin. Central heating radiator.





LOUNGE / DINING ROOM

17'3 x 12'8 (5.26m x 3.86m)

Double glazed double doors opening onto fully enclosed garden with rear gate. Two central heating radiators. Stairs to the first floor.





FIRST FLOOR LANDING

BEDROOM 1

12'8 x 9'4 (3.86m x 2.84m)

Double glazed window to the front. Central heating radiator.





BEDROOM 2

12'8 x 8'8 (3.86m x 2.64m)

Double glazed window. Central heating radiator. Airing cupboard.

BATHROOM

Panelled bath, wash hand basin and a low flush W.C. Complementary tiling and a double glazed window.





OUTSIDE - FRONT

To the fore of the property there are two car parking spaces and a useful, secure storage cupboard / bin store as well as an open plan lawned front garden.

OUTSIDE - REAR

To the rear is a fully enclosed and southerly facing lawned garden area.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

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





SOLD

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!!

→



FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ©

Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
01949 87 86 85
to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!