

FOR SALE

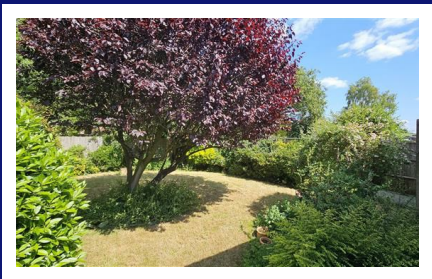
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www.hammondpropertyservices.com

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**20 SMITE CLOSE, WHATTON IN THE VALE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9FU**

£1,195 PCM

20 SMITE CLOSE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FU

Located in the peaceful and picturesque village of Whatton-in-the-Vale, this beautifully presented two-bedroom detached bungalow offers a wonderful opportunity for those seeking quiet village living with convenient access to nearby amenities and transport links.

The property features a spacious and light-filled living room, a modern fully fitted kitchen with generous storage, and a stylish bathroom with a shower over the bath. Both bedrooms are good-sized doubles, ideal for a couple, small family, or those working from home.

To the rear, you'll find a private garden that provides the perfect space for relaxing or entertaining. The front of the property offers a generous driveway that could easily fit 2 or more cars!

Whatton is just a short drive from Bingham, where you'll find shops, supermarkets, cafés, schools, and train links to Nottingham and beyond. The location also offers easy access to the A52 and A46, making it ideal for commuters.

The property is offered on a minimum 6 month tenancy, with a deposit required. Council tax and EPC information can be provided on enquiry.

This is a rare opportunity to rent a well-maintained bungalow in a highly desirable village setting. Early viewing is highly recommended.

For further information or to arrange a viewing, please contact 01949 878690

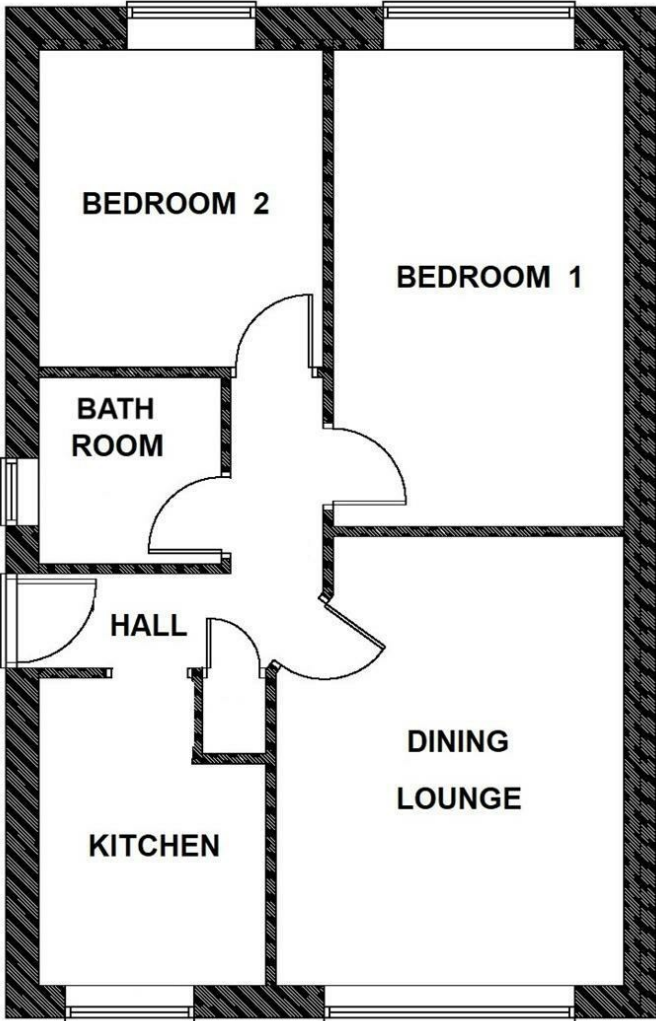
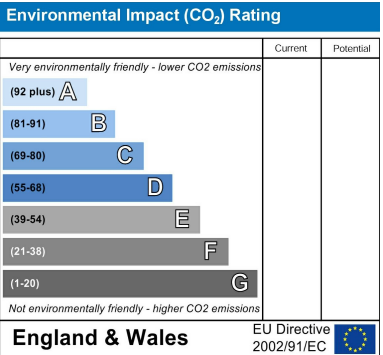
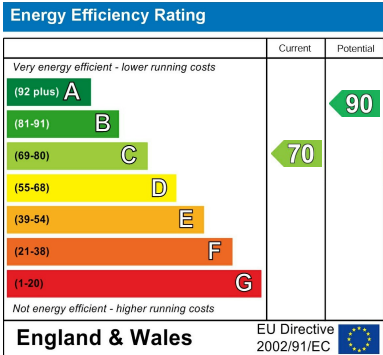


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. At the T junction turn left onto the A52. Pass the turning to Scarrington on the left hand side. Bear next left as directed to Whatton and Aslockton. Turn left as signposted to Aslockton. Take the second on the left into Cottage Avenue and then the first right into Smite Close, where the property will be found at the head of the cul-de-sac on the right hand side; clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9FLI

Council Tax Band

B



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




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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



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



For more details, email sponsorship@hammondpropertyservices.com



Double glazed side entrance door into the

HALLWAY

with a central heating radiator and a useful storage cupboard. Hatch and ladder access to the insulated and part-boarded loft with lighting and this is the location for the gas fired combi-boiler.

DINING LOUNGE

13'8 x 10'6 (4.17m x 3.20m)

with double glazed window to the front elevation. Central heating radiator.



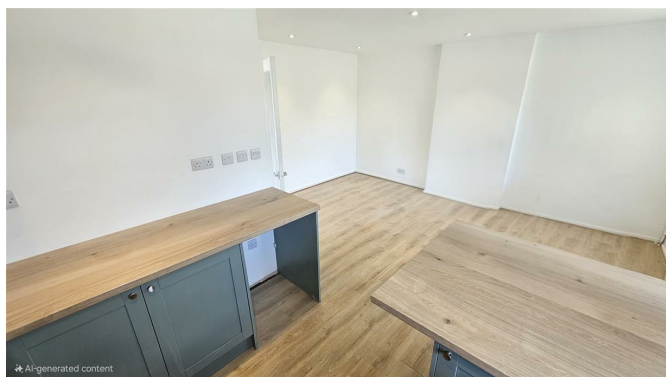


KITCHEN

9'6 x 7'0 (2.90m x 2.13m)

with work surfaces to two sides with drawers and cupboards under. Electric cooker point. Space for a fridge freezer and washing machine with cold feed. Double glazed window. Tiled upstand. Single drainer sink unit with a mixer tap.

INNER HALLWAY





BEDROOM 1

14'6 x 9'0 (4.42m x 2.74m)
with a double glazed window and central heating radiator. Fitted wardrobes.

BEDROOM 2

9'8 x 8'8 (2.95m x 2.64m)
with a double glazed window and central heating radiator.





BATHROOM

with white suite comprising a panelled bath with electric shower over, pedestal wash basin and a low flush W.C. Central heating radiator. Double glazed window and tiling to the walls.

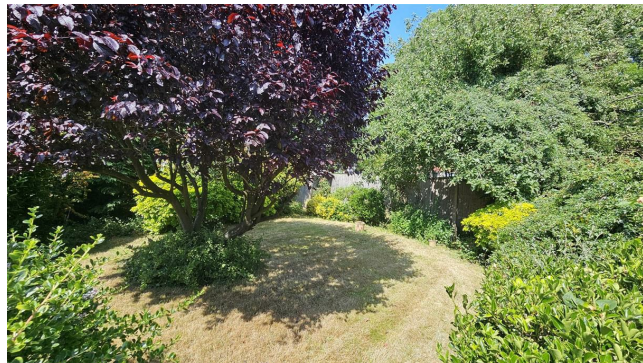
OUTSIDE - FRONT

To the front of the property is a mature area with planted shrubs and off street parking on the gravelled driveway.



OUTSIDE - REAR





To the rear is a fully enclosed garden with timber fencing including a large gravelled patio area that is ideal for al fresco dining. A large lawn and further planting areas with a central feature tree providing shade and character.







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**





SOLD

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of these!!!**

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FOR SALE

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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!**