

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**1 SINGLETON DRIVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7BY**

**£199,995**



# 1 SINGLETON DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7BY

This immaculately presented two bedroom ground floor apartment (59 sq.m. / 6350 sq.ft) created by David Wilson Homes, and known as The Belstead, is located a short walk from Bingham's Market Square and offers both a garden and two parking spaces..

The accommodation is based around the entrance hall, with a storage cupboard that is ideal for coats and cloaks. Leading off the entrance hall is the modern dining kitchen area and lounge. The lounge area has double glazed double doors leading out onto an enclosed garden area.

The property has two double bedrooms and a spacious bathroom with a three piece suite including panelled bath with shower over, a pedestal wash basin and W.C. From the enclosed and very private rear garden there is gated access to the two private car parking spaces at the rear.

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 £14 Million Community Centre with Gymnasium & Swimming Pool, 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!



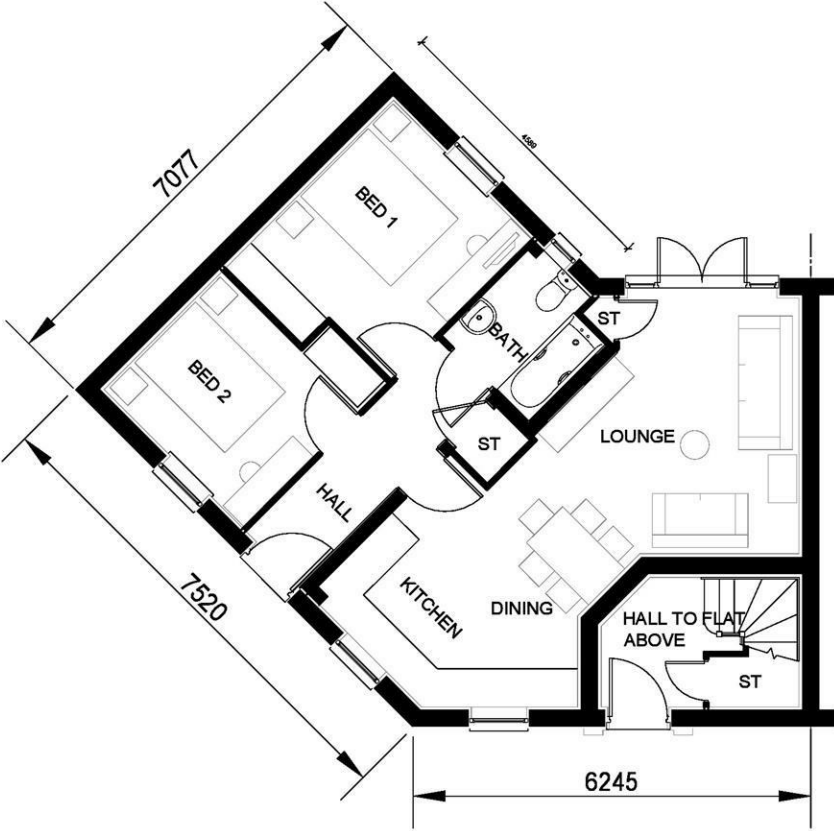
The 999 Year lease commenced in 2024.

The Service Charge for Number 1 is £168.81 per annum and this will not be levied until the completion of Phase 3 of the Development. The Service Charge includes the following; Maintenance of the Communal Gardens, Gardening Supplies, Tree Maintenance, General Maintenance, Waste Management,

There is NO GROUND RENT as the property is being sold as a Tyneside Agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**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 right at the small Traffic Island onto Singleton Drive and then turn left into the parking area at the rear of the properties. A short walk leads to the front door.

For Sat Nav use Post Code: NG13 7BY

Council Tax Band

B





Double glazed and composite entrance door into the

### **ENTRANCE HALL**

A well proportioned entrance hallway with all rooms leading off and with a central heating radiator, built-in cloaks cupboard and door to

### **OPEN PLAN - DINING KITCHEN**

14'0 x 10'6 (4.27m x 3.20m)

with work surfaces to three sides with drawers and cupboards under. Tiled splash backs. Four ring hob with oven under and extractor hood over. Integrated fridge, freezer and dishwasher. Wall mounted cupboard units and gas fired central heating boiler. Central heating radiator. Recessed lighting. Herringbone style flooring.







**OPEN PLAN TO THE LOUNGE**

16'0 x 15'0 (4.88m x 4.57m)  
with UPVC double glazed double  
doors to the very private rear  
gardens. Useful storage cupboard.







### **BEDROOM 1**

12'2 x 10'0 (3.71m x 3.05m)  
with a central heating radiator and a UPVC double glazed window overlooking the rear garden. The temperature to this bedroom can be independent to the rest of the property.

### **BEDROOM 2**

10'6 x 10'0 (3.20m x 3.05m)  
with a central heating radiator and a UPVC double glazed window overlooking the front garden.







### **BATHROOM**

6'9 x 6'2 (2.06m x 1.88m)

with a three piece white suite comprising a panelled bath with a shower over and pivot screen, low flush W.C., pedestal wash hand basin, tiled splashbacks, herringbone style floor, central heating and vertical towel radiator and an obscure double glazed window to the rear.

### **OUTSIDE**

To the fore of the property is a wonderful landscaped area providing both colour and texture. From the enclosed and very private rear garden there is gated access to the two private car parking spaces which are accessed from Singleton Drive.







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