

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**7 KETTLEBAND CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AX**

£425,000

7 KETTLEBAND CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 7AX

A detached family home completed by Barratts Homes to their very popular 1313 sq ft. Radleigh and first occupied in 2021, being offered with the added benefit of the remaining guarantees.

Presented in an immaculate condition, this is one of those 'walk in, put your furniture down and do nothing' homes which is set within a short and private cul-de-sac of only 4 homes.

With a light and airy reception hallway, a spacious lounge and the large open-plan living / dining kitchen that everyone is looking for that overlooks the blank canvass lawned garden, a utility room and separate cloakroom and a further home office / snug / playroom. To the first floor is the main bedroom with en-suite shower room, and three further bedrooms serviced by the family bathroom which has a full three piece suite and shower over the bath. The rear garden is fully enclosed and enjoys plenty of sunshine.

For the current owners, the property is only a 15 minutes' walk of the Centre of the Town, the Bingham Market Place with its extensive range of shops, a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses and a market held every Thursday. There is also a medical centre, pharmacies, dentists, new 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 busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

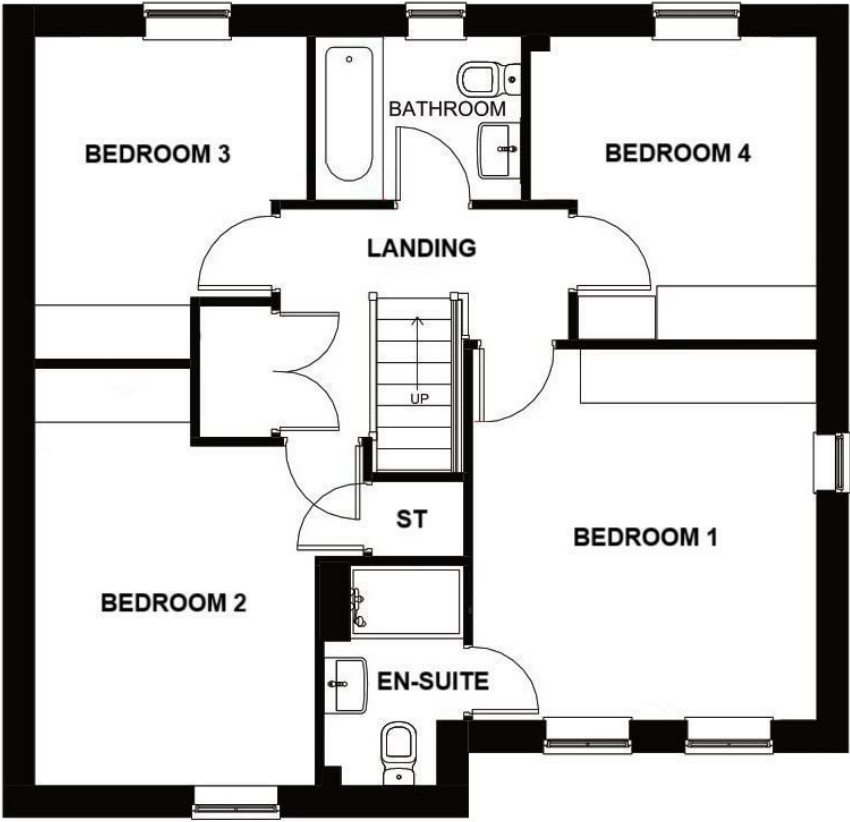
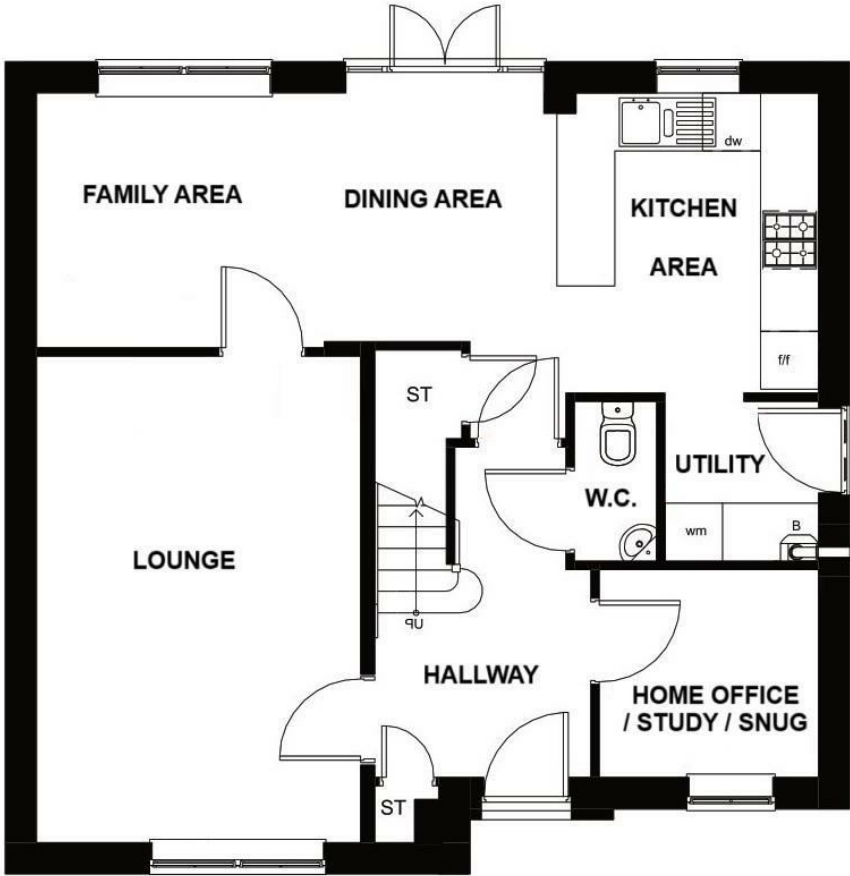
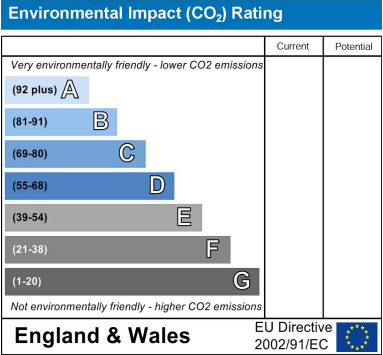
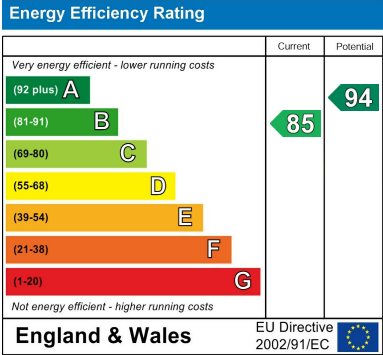


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left. Pass Henshaw Drive on your left and turn next left into Marriott Street and continue to the end, turning right at the 'T' junction onto Widnall Drive, then left onto Squires Grove, and then right into Kettleband Close, where this particular property will be found on the left hand side, nicely tucked away and clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7AX

Council Tax Band

E





Entrance door through to the

HALLWAY

Stairs rising to the first floor, central heating radiator, useful under-stairs cloaks cupboard, wood effect flooring and doors leading through to the

OPEN PLAN LIVING / DINING KITCHEN

26'6 x 11'9 (8.08m x 3.58m)

with two sets of double glazed windows to the rear elevation and full width double glazed French doors opening out onto the rear garden.





KITCHEN AREA

work surfaces with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and electric oven under. Deep pan drawers. Integrated fridge, freezer and dishwasher. Stainless steel sink unit with swanhead mixer tap. Recessed spot lights, central heating radiators and wood effect flooring.

DINING & SITTING AREA

with a central heating radiator and a continuation of the wood effect flooring. Double doors opening into the lounge.





UTILITY ROOM

6'0 x 5'9 (1.83m x 1.75m)
Fitted with a range of wall units and a double glazed door to the side. Plumbing for a washing machine.

LOUNGE

16'6 x 11'0 (5.03m x 3.35m)
with double glazed windows to the front aspect and a central heating radiator.



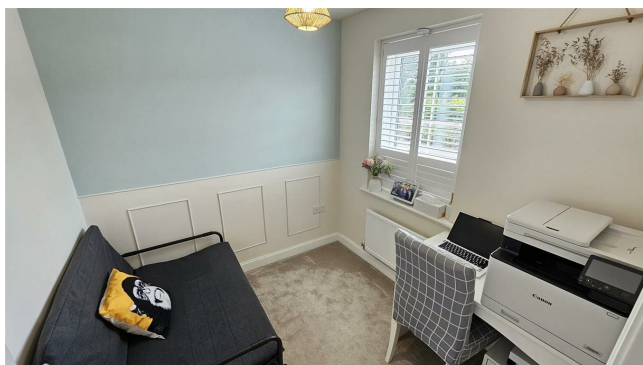
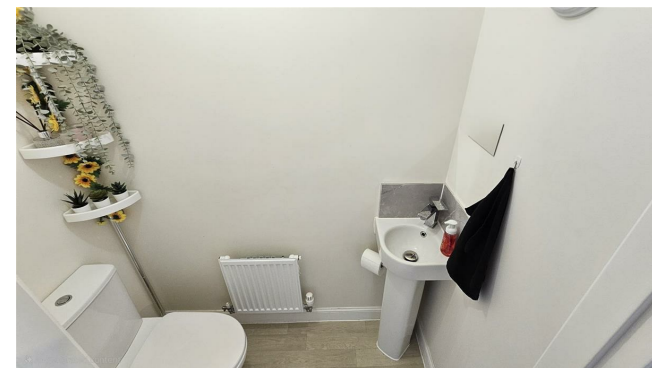


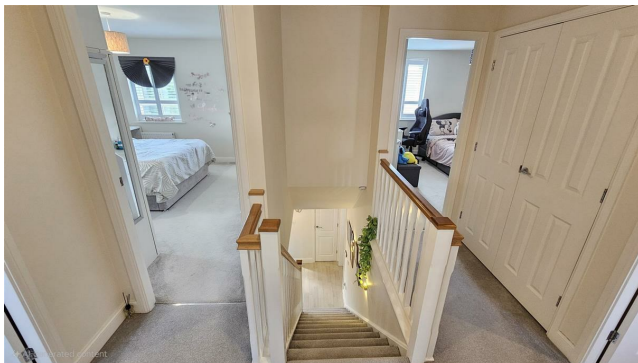
HOME OFFICE / STUDY / SNUG

7'6 x 7'0 (2.29m x 2.13m)
with a central heating radiator and a
double glazed window to the front.

DOWNSTAIRS CLOAKROOM

with a low level flush W.C, wash hand basin
and a central heating radiator.





FIRST FLOOR LANDING

with a large airing cupboard with double doors and plenty of storage.

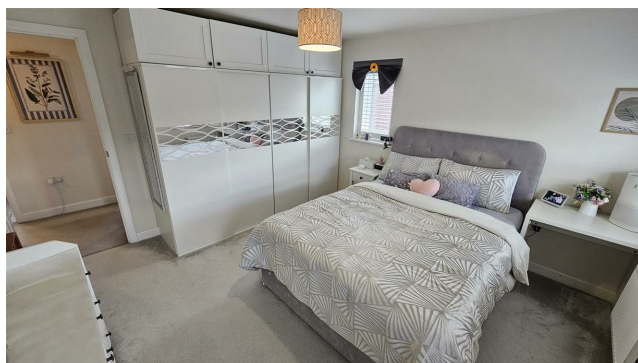
BEDROOM 1

12'8 x 11'9 (3.86m x 3.58m)

with a central heating radiator and a double glazed windows to the front and side. Fitted wardrobes with shelving, hanging and overhead cupboards.

EN-SUITE SHOWER ROOM

shower enclosure, a low level flush W.C, wash hand basin and tiling to the wet areas. Chrome central heating towel radiator. Fitted bathroom cabinet.



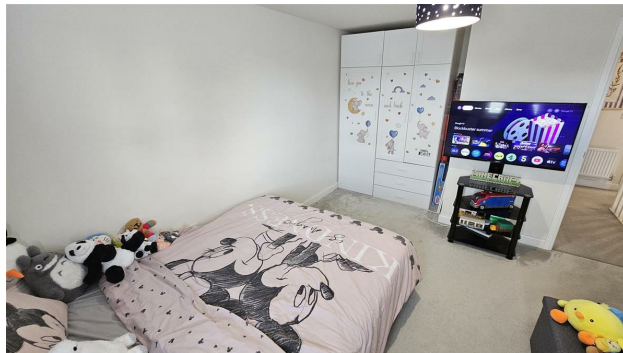


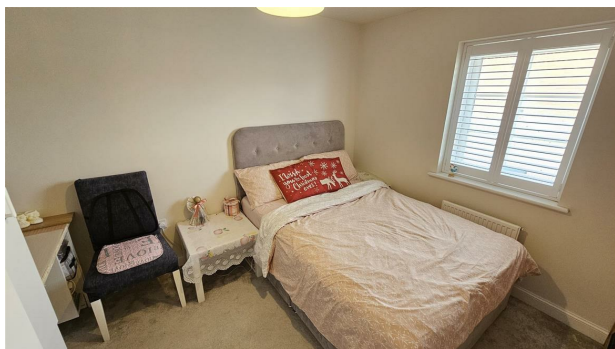
BEDROOM 2

14'3 x 11'3 (4.34m x 3.43m)
with a central heating radiator and a double glazed window to the front. Wardrobe recess.

BEDROOM 3

11'0 x 9'3 (3.35m x 2.82m)
with a central heating radiator and a double glazed window to the rear. Wardrobe recess.





BEDROOM 4 / HOME OFFICE

10'4 x 9'9 (3.15m x 2.97m)

with a central heating radiator and a double glazed window to the rear. Wardrobe recess.

FAMILY BATHROOM

Fitted with half-height tiling, a panelled bath with shower over and screen, pedestal wash hand basin, low level flush W.C, double glazed window to rear elevation and central heating radiator. Recessed lighting.





OUTSIDE - FRONT

To the side of the property is long driveway providing off street parking for three vehicles and leading to the GARAGE with gated access to the rear garden. In addition, outdoor lighting has been thoughtfully fitted. The property is set within a short and private cul-de-sac of only 4 homes and there is an open and verdant outlook to the front.

OUTSIDE - REAR

This is very much a blank canvas garden which includes a lawn and is fully enclosed with fencing to create a safe play area, There are double doors from the side of the garage and outdoor power sockets have been fitted. To the rear of the GARAGE is a further area of lawn... ideal for clothes drying or for the addition of a garden shed.



