

FOR SALE

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**THE COACH HOUSE, 56A LONG ACRE, BINGHAM,
NOTTINGHAMSHIRE NG13 8AH**

£399,950

THE COACH HOUSE, 56A LONG ACRE, BINGHAM, NOTTINGHAMSHIRE NG13 8AH

A delightful and deceptive character conversion, situated in a secluded gated communal courtyard location and within walking distance of the wealth of local amenities.

This individual home offers a wealth of character and features and is likely to suit professional couples or those downsizing from considerably larger character dwellings, wanting a property that is more accessible to local amenities and yet still benefits from a private location, with internal space suitable for entertaining... and a gorgeous and sunny rear garden.

The accommodation comprises initial spacious entrance hall which is a particularly versatile space ideal as a dining area, leading through to a well proportioned main sitting room which benefits from a dual aspect and double doors out on to the rear garden. The kitchen has a range of integrated appliances and leads to a utility room, side entrance lobby and ground floor cloakroom.

To the first floor is an open landing which provides a useful study and reading area with exposed beams and skylights, two double bedrooms, both having bespoke fitted furniture providing a great deal of storage space, and a bathroom with modern white three piece suite.

The property occupies a pleasant plot tucked away from Long Acre, accessed by a pair of wrought iron gates into a block set driveway, over which The Coach House has a right of way, and leads to a large communal courtyard that is owned by Number 54, and leads to the communal driveway courtyard, that is owned by The Coach House, but offers a right of way to the two adjacent conversions and the garages. The driveway leads to a brick and tiled garage (the one to the left). There is a low maintenance gravelled front garden and a pleasant secluded south facing lawned garden to the side with established trees and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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 **D**

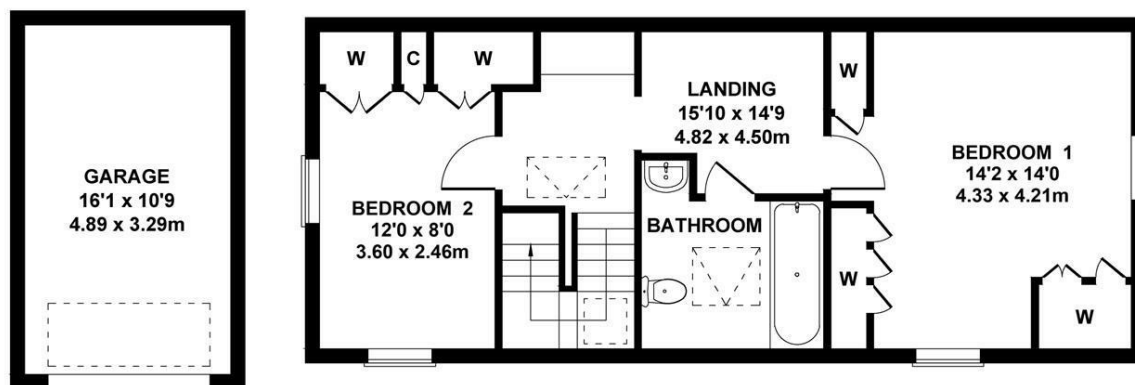
The whole facade of the house faces west and therefore benefits from a great deal of light and viewing comes highly recommended to appreciate not only the accommodation on offer but also its wonderful location.

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.

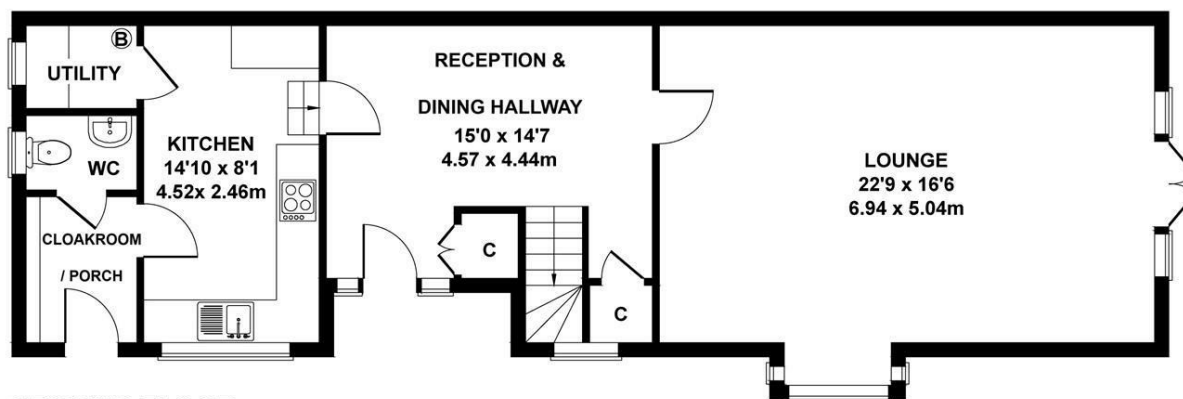
For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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 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!

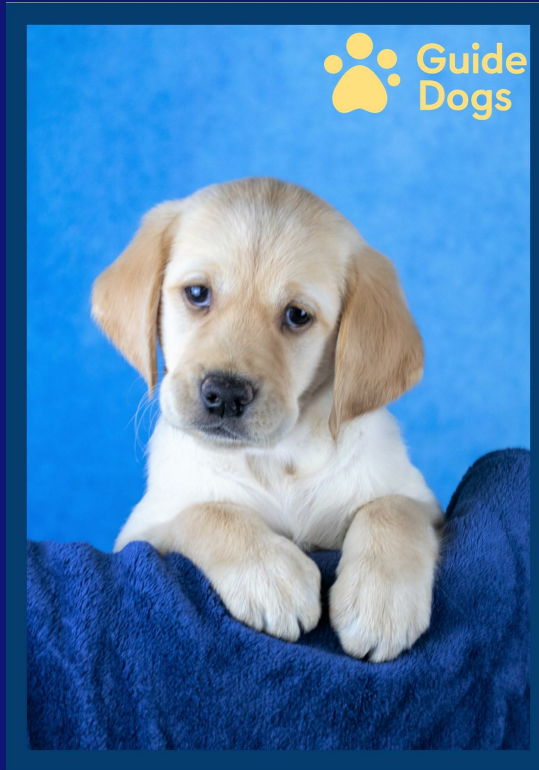


FIRST FLOOR Not to Scale. For Illustrative Purposes Only.



GROUND FLOOR

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.

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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
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For more details, email sponsorship@hammondpropertyservices.com



An attractive open fronted storm porch with beamed ceiling, exposed brick and quarry tiled step and double glazed entrance door with sidelights leading through into the

RECEPTION & DINING HALLWAY

15'0 x 14'6 (4.57m x 4.42m)

An attractive and versatile entrance providing a pleasant open space ideal for entertaining as a dining area. Attractive heavily beamed ceiling, large built in cloaks/storage cupboard with reclaimed pine door fronts, tiled flooring, central heating radiator, controller for the ground floor alarm system, spindle balustrade staircase rising to the first floor with useful storage cupboard beneath. An antique pine door leads to:



SPACIOUS LOUNGE

22'9 x 16'6 (6.93m x 5.03m)

A delightful light and airy room benefitting from windows to two elevations as well as double doors leading out on to the private garden. The property benefits from a westerly aspect so this room is flooded with light. The main feature of the room is an attractive marble fire surround with stone hearth and back, inset electric coal effect fire, deep skirting, central heating radiator, two wall light points, double glazed windows to the front elevation, one being an attractive walk-in bay, and multi-pane double doors leading out on to the terrace and garden.





BREAKFAST KITCHEN

15'0 x 8'0 (4.57m x 2.44m)

with a range of solid oak fronted wall, base and drawer units, additional bespoke white fronted full height larder unit with free standing fridge freezer, wood trim laminate work surface with under mounted Belfast sink having traditional style mixer tap. Integrated appliances including a four ring gas hob, concealed extractor fan over and a single oven beneath, dishwasher, tiled floor, ample room for breakfast table, central heating radiator, inset downlighters to the ceiling, access to loft space, double glazed window to the front elevation and antique pine door leading to the utility room.



UTILITY / BOILER ROOM

with a wood trim laminate work surface, additional shelving, washing machine, wall mounted Worcester Bosch gas central heating boiler, pitched ceiling and double glazed window to the side elevation.

From the kitchen, a further part glazed antique pine door leads through to the

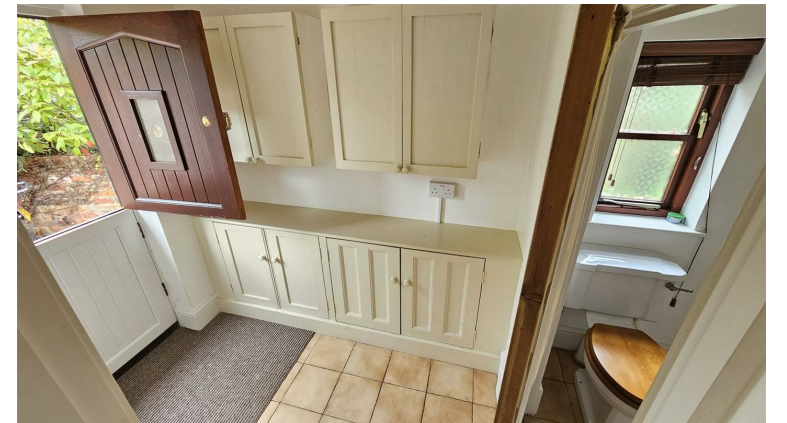
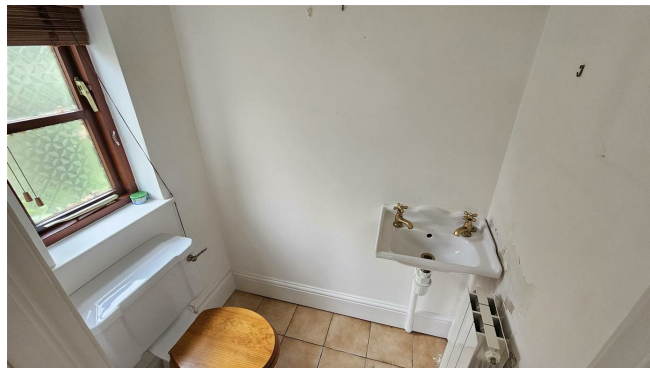
CLOAKROOM / PORCH

6'8 x 5'0 (2.03m x 1.52m)

A versatile space fitted with a range of wall and base units providing useful storage, cloaks hanging space, central heating radiator, tiled floor, inset downlighters to the ceiling, solid wood stable door with glazed light leading to the front of the property and further pine door leading into the

DOWNSTAIRS W.C.

with a two piece white suite comprising a low flush W.C., wall mounted wash basin with traditional style taps, white ceramic tiled splashback, central heating radiator, access to loft space, double glazed window to the side elevation.





Returning to the entrance hall a spindle balustrade turning staircase, with double glazed window on the half landing, rises to the

FIRST FLOOR LANDING

16'0 x 14'9 (4.88m x 4.50m)

A versatile space with a useful built-in under-eaves study area with drawer units and work surface over, pitched ceiling with exposed beams, deep skirting, skylight to the front elevation.

From the initial landing area an open doorway lead

INNER LANDING

with an attractive seating area, pitched ceiling with exposed timbers and purlin, deep skirting, central heating radiator, wall light point and pine door leading through to

BEDROOM 1

14'2 x 14'0 (4.32m x 4.27m)

A particularly attractive double bedroom having a wealth of character with pitched ceiling, exposed timbers and purlin, deep skirting, double glazed dormer window to the front. Fitted with a range of Hammonds bespoke built in wardrobe/storage cupboards, four wall light points and double glazed windows to the rear and side overlooking the gardens.





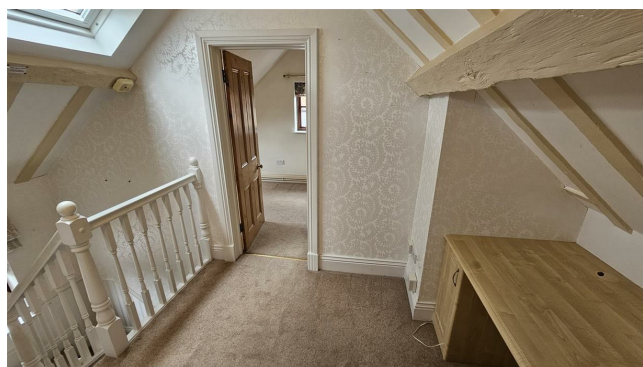
BATHROOM

Appointed with a three piece modern but traditional style white suite including panelled bath with brass traditional style mixer tap with integrated shower handset, close coupled wc, pedestal wash hand basin with traditional style taps, ceramic tiled splashbacks, central heating radiator, pitched ceiling with exposed purlin and beams, skylight to the front elevation.

BEDROOM 2

12'0 x 8'0 (3.66m x 2.44m)

A pleasant light and airy double bedroom benefitting from windows to two elevations, a pitched ceiling with exposed timbers and purlin, bespoke Hammonds built in storage cupboard/wardrobes, deep skirting, central heating radiator, two wall light points, a double glazed window to the side and a double glazed dormer window to the front elevation.





OUTSIDE - APPROACH

The property occupies a pleasant plot tucked away from Long Acre, accessed by a pair of wrought iron gates into a block set driveway, over which The Coach House has a right of way, and leads to a large communal courtyard that is owned by Number 54, and leads to the communal driveway courtyard, that is owned by The Coach House, but offers a right of way to the two adjacent conversions and the garages. The driveway provides ample off road car standing and access to a brick and pantiled GARAGE 16'0 x 11'0 with an up and over door, power and light, useful storage in the eaves and additional shelving.





OUTSIDE - FRONT

Within the communal courtyard (owned by The Coach House) is an attractive raised border well stocked with established trees and shrubs, there are additional low maintenance gravel borders directly to the front of the property.





OUTSIDE - REAR

The main and private garden lies to the side of the property, with a low brick retaining wall, behind which are established borders and lawn providing a delightful place to sit and relax, screened from neighbouring properties by panelled fencing and established trees... a wonderful haven of peace and quiet.





Steve Pritchett

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