

FOR SALE

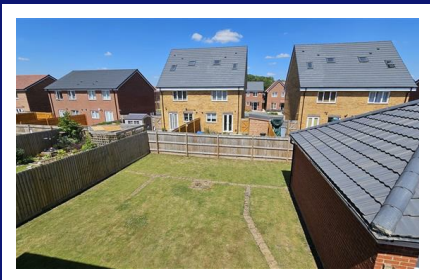
01949 87 86 85

www.hammondpropertyservices.com

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Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**32 BURROWS DRIVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AT**

£425,000

32 BURROWS DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AT

A detached family home completed by Taylor Wimpey to their very popular 1385 sq ft. Manford design in 2023 and being offered with the added benefit of a newly laid lawn (July 2025)

Presented in an immaculate condition, this is one of those 'walk in, put your furniture down and do nothing' homes.

With a light and airy reception hallway, a spacious lounge and the large open-plan dining kitchen that everyone is looking for that overlooks the blank canvass lawned garden, a utility 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 the replacement lawn should be down during July - with plenty of spaces for perfect sun traps for both the rising and the setting sun!

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.



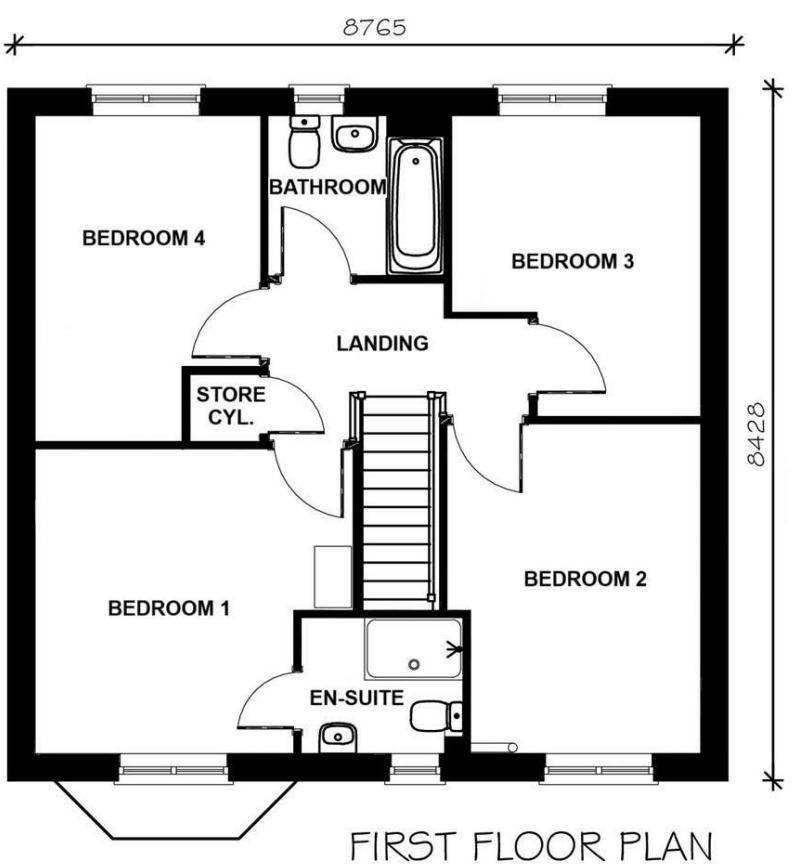
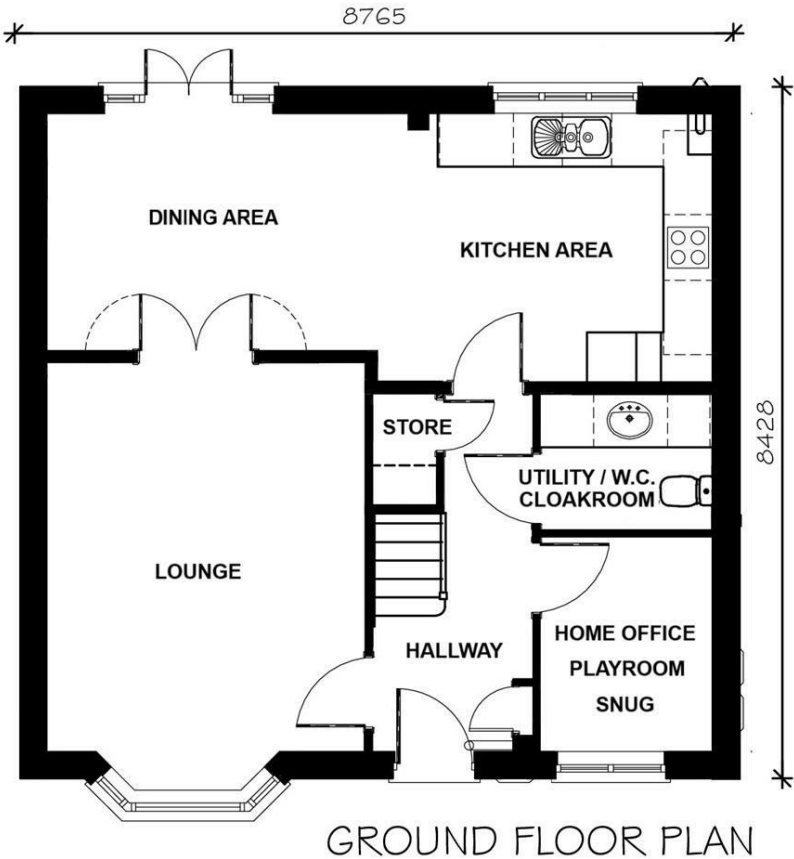
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn second left, before the Traffic Island, into Burrows Drive and this property is located on the right hand side; clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7AT

Council Tax Band **F**

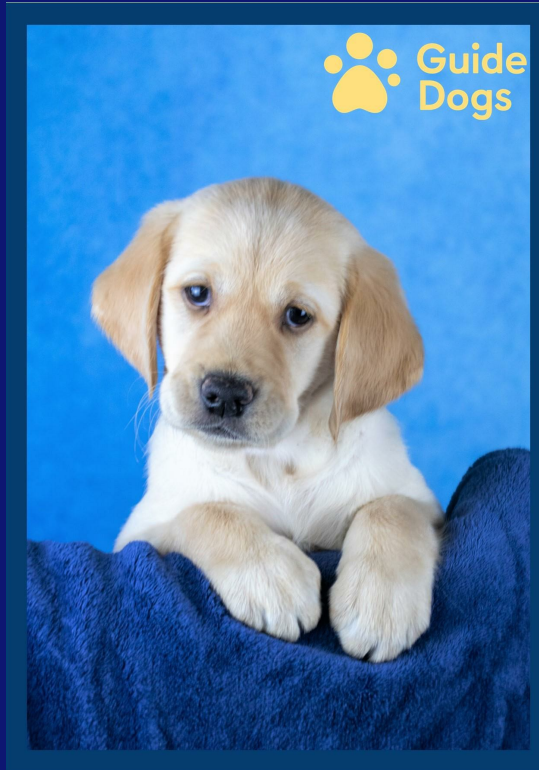
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO 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



Gross area 128.68 sq m 1385 sq ft

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
OnTheMarket.com



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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 £5,634 in 2024 for this extremely important Charity.

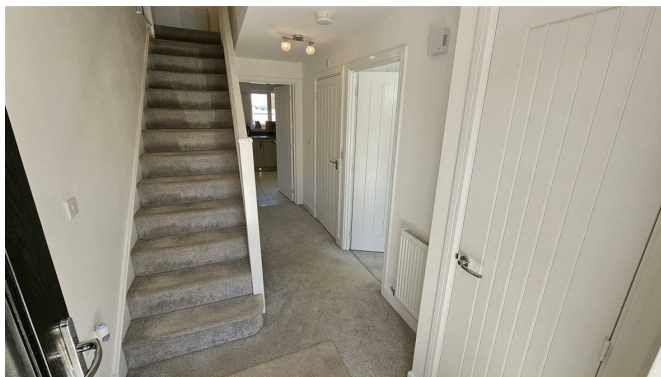
BINGHAM'S COMMUNITY ESTATE AGENT

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



For more details, email **sponsorship@hammondpropertyservices.com**



with a composite and double glazed entrance door into the

RECEPTION HALLWAY

with a central heating radiator and understairs cupboard.

OPEN PLAN DINING KITCHEN

26'6 x 9'6 (8.08m x 2.90m)

KITCHEN AREA

double glazed window overlooking the rear garden, central heating radiator and tiled flooring which extends through to the dining area. In the kitchen area there are Butcher's block effect work tops to two sides with drawers and cupboards under, wall mounted cupboard units, integrated dishwasher, built in fridge and freezer, one and a half bowl sink unit with mixer tap, five ring gas hob with cooker hood over, Zanussi double oven.





DINING AREA

with double glazed double doors leading to the patio area of the rear garden. Double doors lead into the

LOUNGE

15'8 x 12'9 (4.78m x 3.89m) with a central heating radiator and a double glazed window overlooking the front.



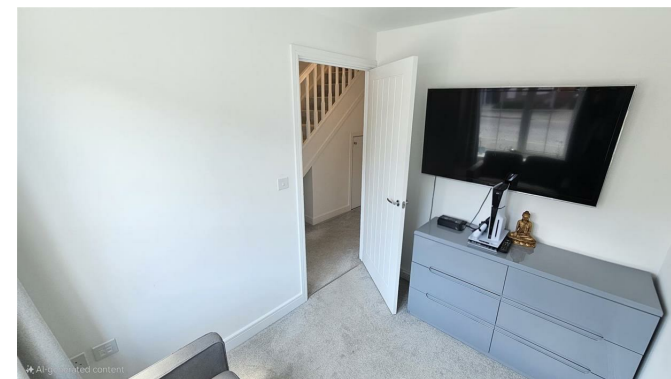


HOME OFFICE / SNUG / PLAY ROOM

8'6 x 7'0 (2.59m x 2.13m)
with a double glazed window to the front
and a central heating radiator.

UTILITY / CLOAKROOM / W.C.

with a low level W.C., wash hand basin and
a central heating radiator. Base units with
plumbing for a washing machine.





LANDING

with a central heating radiator.

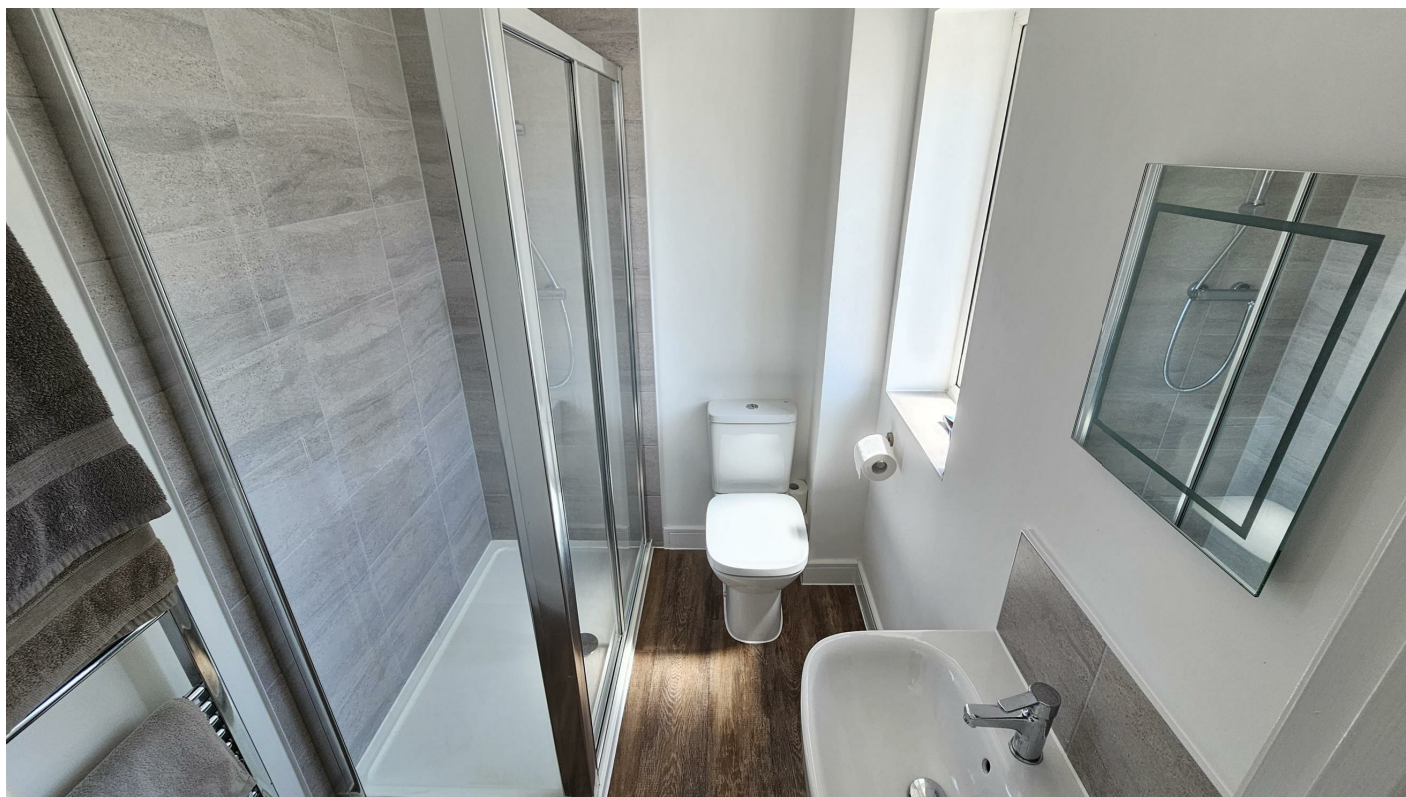
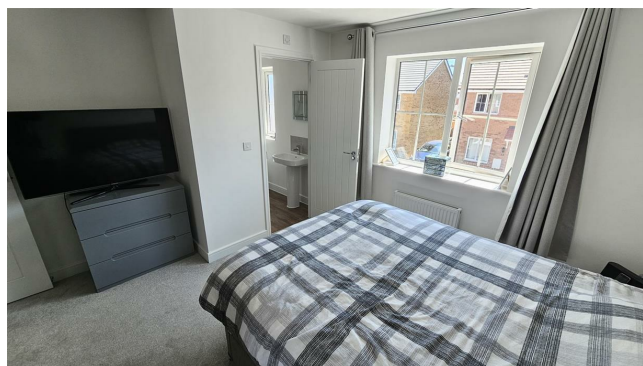
BEDROOM 1

12'9 x 12'2 (3.89m x 3.71m)

with a central heating radiator and a double glazed window overlooking the front. Fitted wardrobe with mirror fronted doors.

EN-SUITE SHOWER

a shower cubicle, low level W.C., wash hand basin with mixer tap, central heating towel radiator and frosted double glazed window to the side.



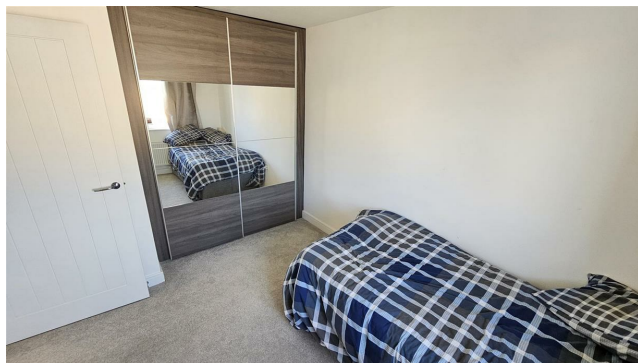


BEDROOM 2

13'2 x 10'2 (4.01m x 3.10m)
with a central heating radiator and a double glazed window overlooking the front. Fitted wardrobe with mirror fronted doors.

FAMILY BATHROOM

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



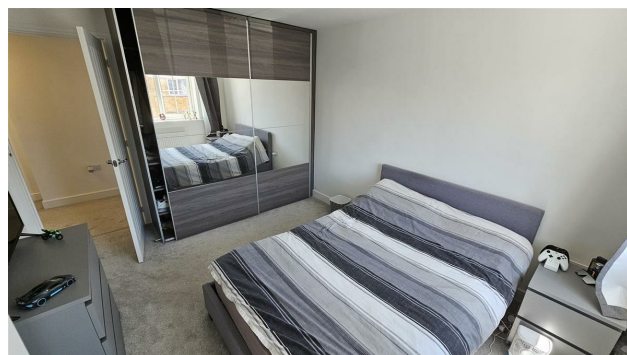
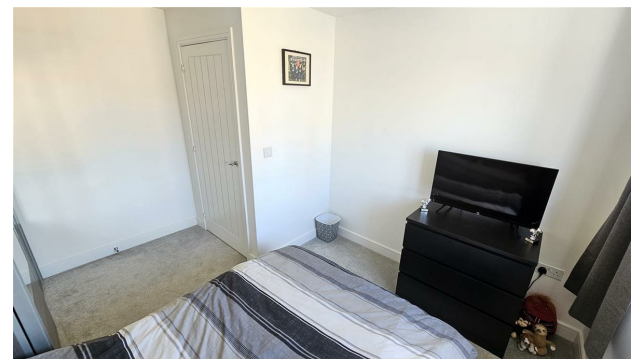


BEDROOM 3

12'0 x 10'0 (3.66m x 3.05m)
with a central heating radiator and a double glazed window overlooking the rear. Fitted wardrobe with mirror fronted doors.

BEDROOM 4

13'0 x 9'0 (3.96m x 2.74m)
with a central heating radiator and a double glazed window overlooking the rear garden. Fitted wardrobe with mirror fronted doors.





OUTSIDE - FRONT

To the front, an open plan gravelled area - perfect for one or two planters, with an adjacent driveway providing ample car standing spaces for two vehicles and allowing access to the GARAGE.

OUTSIDE - REAR

To the rear is an easy to maintain and fully enclosed lawned garden which is very much a blank canvas for the right buyer to create an enviable place to enjoy al fresco dining during those balmy summer evenings. The lawn is to be relaid in July 2025. An outside tap has been thoughtfully provided.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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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

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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!