

FOR SALE

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www.hammondpropertyservices.com

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**13 ST. MARYS ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8DX**

£330,000

13 ST. MARYS ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DX

A real gem! The best way to describe this really spacious and extended detached family home. The current owners will also be leaving behind the ideal family garden; which will be the envy of one lucky purchaser's family and friends - it's all southerly facing... so plenty of sunshine!.

It is both gas centrally heated and double glazed and the extended kitchen and family area should put this one at the top of your viewing list this weekend!

For those with young children there is a recreation ground and play park close by as well as the well regarded Carnarvon Primary School. St Mary's Road is around ten minutes' walk from the shops within Bingham Market Place where there is also a regular bus service to Nottingham City Centre.

With sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.

For those not familiar with the area, Bingham is situated on the crossroads of the A46 & A52 which allow access to Nottingham, Grantham, Leicester and Newark. It is also on the edge of the Vale of Belvoir which provides endless hours of walks amongst the many villages, each with their own unique charm and character.

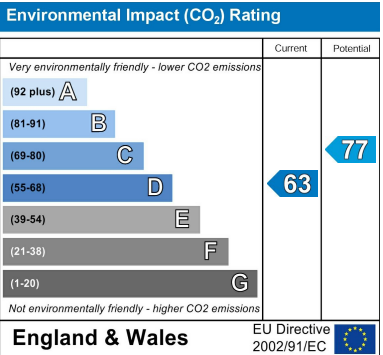
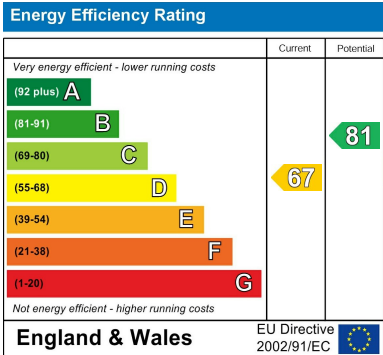


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right turn continue straight ahead remaining into Long Acre East. Turn immediately left into Fosters Lane. Bear left then right into Rutland Road. At the T junction turn right into St Mary's Road where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

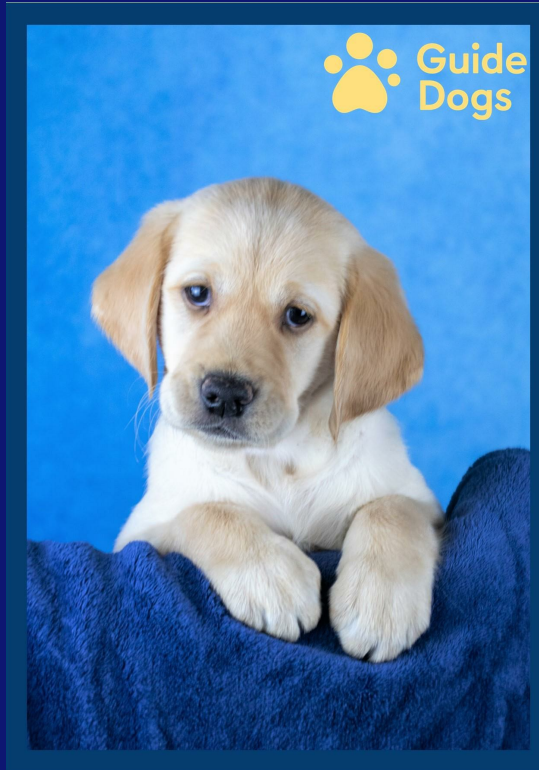
For Sat Nav use Post Code: NG13 8DX

Council Tax Band

C



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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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



B.H.T.A.
BINGHAM HERITAGE
TRAILS ASSOCIATION



**football
community**



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ENTRANCE

A uPVC double glazed front door with side panels leads into the entrance hall.

ENTRANCE HALL

A lovely and welcoming entrance hall with oak effect flooring, central heating radiator and doors to the Lounge and Kitchen/Diner.

KITCHEN/DINER

19'0 x 13'4 (5.79m x 4.06m)

Kitchen Area: Fitted with a delightful range of base and wall mounted units with Butcher's block effect roll-top work surface over, stainless steel sink and drainer with contemporary mixer tap, built-in electric fan-assisted oven and grill, four ring stainless steel gas hob with stainless steel extractor fan over, space and plumbing for washing machine, space for full sized fridge freezer, uPVC double glazed window to the rear elevation, a cupboard housing the wall mounted gas boiler and this area is open through to the Dining Area.





OPEN PLAN DINING AREA

Central heating radiator.

FAMILY ROOM

10'6 x 10'0 (3.20m x 3.05m)

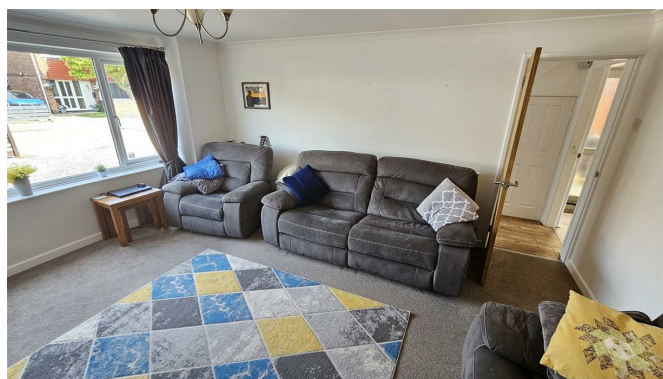
A lovely, light and bright third reception room with large uPVC double glazed sliding patio doors leading out to the Rear Garden. Central heating radiator.





LOUNGE

15'0 x 13'0 (4.57m x 3.96m)
with a feature fireplace and a large uPVC
double glazed window to the front elevation.
Central heating radiator.





FIRST FLOOR

Landing with UPVC double glazed window to side elevation, airing cupboard, loft access and oak panel doors to Bedroom and Bathroom accommodation.

BEDROOM 1

13'3 x 13'0 (4.04m x 3.96m) with a central heating radiator and a double glazed window to the front elevation.

FAMILY BATHROOM

Fitted with a three piece suite comprising a low level W.C., pedestal wash basin and 'P' shaped panel bath with shower over, tiling to wet areas, wood effect cushion flooring, uPVC double glazed obscure glass window to the rear elevation and a central heating radiator.





BEDROOM 2

12'9 x 12'0 (3.89m x 3.66m)
with a central heating radiator and a double glazed window to the rear elevation.

BEDROOM 3

9'2 x 8'0 (2.79m x 2.44m)
with a central heating radiator and a double glazed window to the front elevation. Fitted wardrobe & drawer unit over the stairs.





OUTSIDE - FRONT

To the front of the property, the garden is laid to gravel to ensure maximum off-street parking spaces and double gates to the car port to the side.

OUTSIDE - REAR

Immediately to the rear of the property is a south facing garden with a flagstone and extended patio area ideal for entertaining and alfresco dining, leading onto a shaped lawn, timber built shed ideal for storage, large grassed lawn area with plenty of room for both a trampoline and goal!





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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Did you know that we have a Rental Department?

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We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

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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→



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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!