

FOR SALE

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www.hammondpropertyservices.com

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**1 LARCH CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8GW**

£425,000

4 OR 5 BEDROOMS? YOU DECIDE!

The unique layout of this extended and much-improved detached family home provides the option of a separate Master Bedroom with both an en-suite shower room as well as a further dressing room OR this can easily be adapted into a separate Bedroom with the insertion of an inner lobby.

The Master Bedroom suite can be accessed separately from the ground floor with an access door to the left of the building and a staircase. The suite is completed by a kitchenette which ensures complete independence from the rest of the property and may be suitable for an independent relative of any age or even the possibility of airbnb?

The extensive accommodation includes the additions to the ground floor that have created a further sitting area overlooking the rear garden, an extended dining area that leads straight from the kitchen and a very useful utility room... everything that a unique family home needs!

The property is being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer... you could be in for Christmas!

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.

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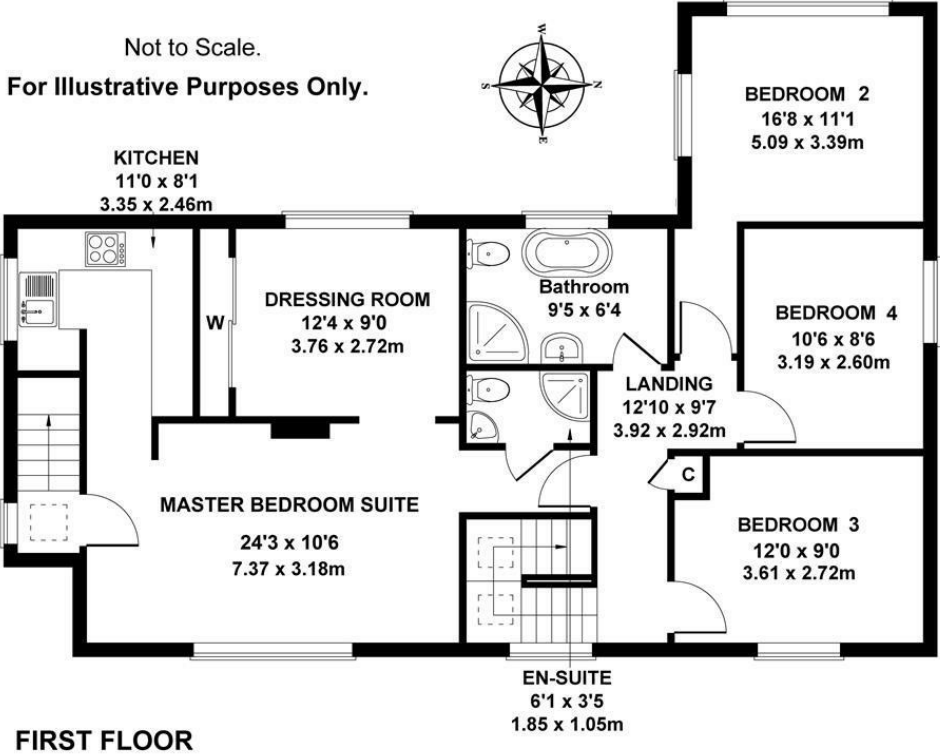
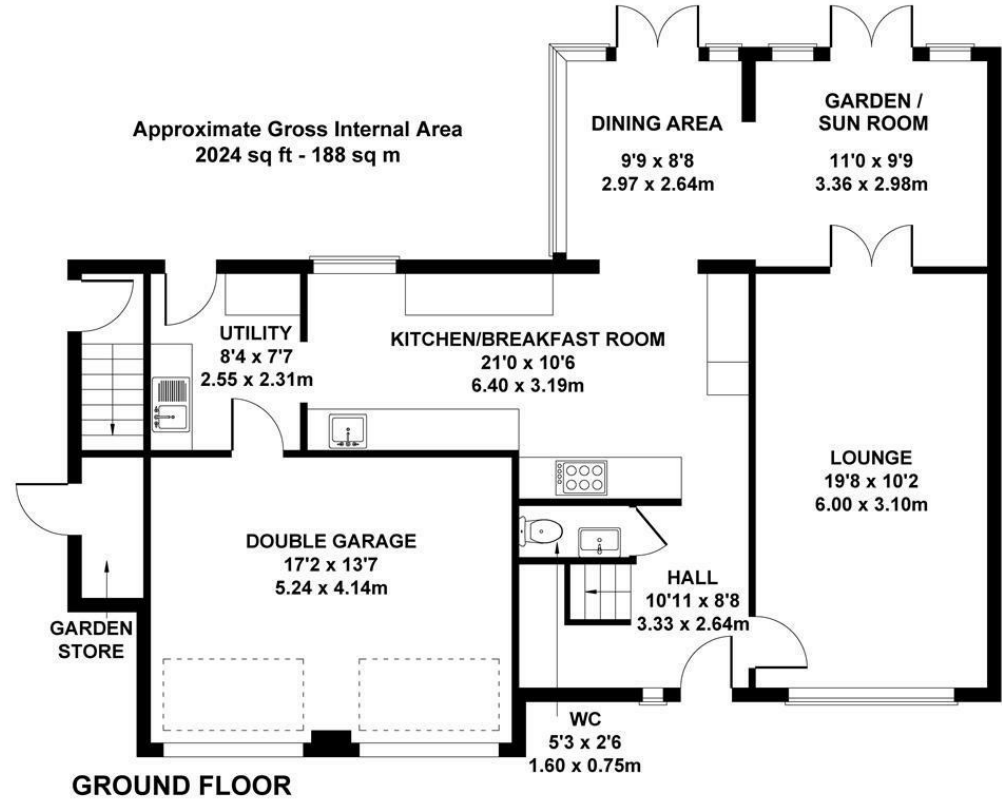
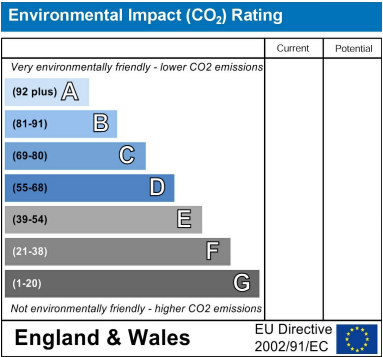
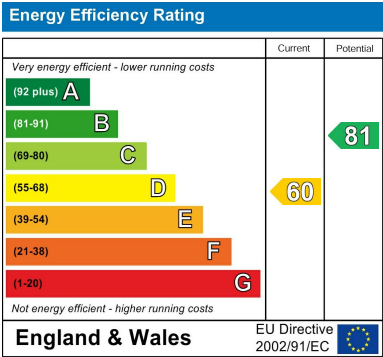


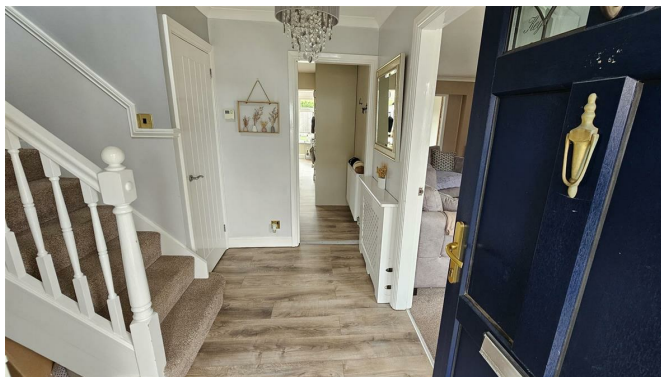
DIRECTIONAL NOTE rom our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. Pass Dark Lane on the left. Turn next left into Willow Road and follow this round to the right and this property will be found on the left hand side, on the corner of Larch Close and Willow Road; clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 8GW**

Council Tax Band

E





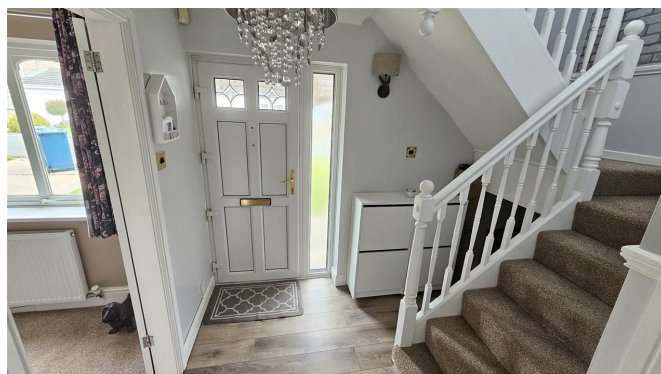
Upvc and double glazed entrance door into the

HALLWAY

11'0 x 8'8 (3.35m x 2.64m)
with stairs rising to the first floor with useful understairs storage cupboard, central heating radiator concealed behind a feature cover, wood effect laminate flooring.

LOUNGE

19'8 x 10'2 (5.99m x 3.10m)
with a central heating radiator, feature fire surround and marble hearth and double doors leading through into the





GARDEN / SUN ROOM

11'0" x 9'9" (3.35m x 2.97m)
with wood effect flooring and double glazed double doors leading onto the extensive patio area. This area is open plan to the

DINING AREA

10'3" x 9'3" (3.12m x 2.82m)
with wood effect flooring and double glazed windows overlooking the large rear garden.





BREAKFAST KITCHEN

21'0 x 10'6 (6.40m x 3.20m)

with a range of Shaker style wall, base and drawer units with three runs of butcher's block effect oak preparation surfaces, inset ceramic sink with swan-neck mixer tap and integrated appliances including six ring gas hob with chimney hood over, double ovens, fridge, freezer and dishwasher. A useful breakfast bar area provides a further working area and also informal dining. Two central heating radiators and double glazed window overlooking the rear garden.



UTILITY ROOM

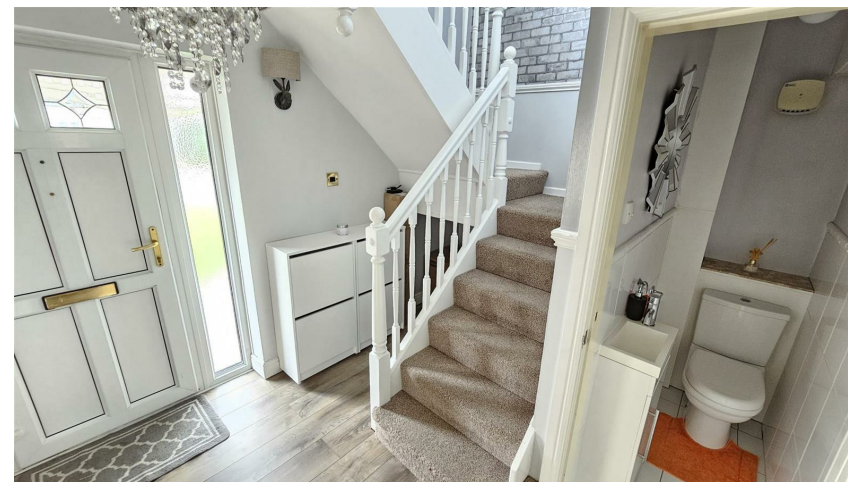
8'4 x 7'7 (2.54m x 2.31m)

fitted base units complementing the main kitchen with two runs of butcher's block effect laminate work surfaces, inset sink and drain unit with brush metal mixer tap, plumbing for washing machine, space for tumble dryer, continuation of the wood effect flooring and UPVC exterior door into the garden. A further door leads into the DOUBLE GARAGE.



CLOAKROOM / W.C.

with a two piece white suite comprising low flush W.C. and a vanity unit with inset washbasin with chrome mixer tap and tiled splash backs.





FIRST FLOOR LANDING

13'0 x 9'7 (3.96m x 2.92m)

with a built-in airing cupboard which also houses the hot water cylinder, access to loft space above and double glazed window to the front elevation.

MASTER BEDROOM SUITE

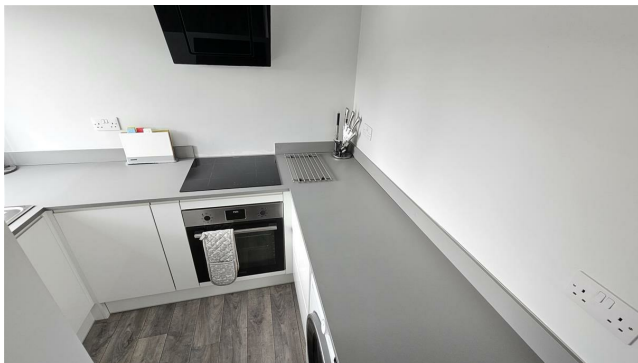
5.18m x 3.20m

A door from this rooms leads into an additional dressing room (potential Bedroom 5) as well as kitchen facilities and secondary staircase descending to the ground floor. This area of the house was always intended as an annexe suite and could be ideal for family members of any age seeking independence living or a guest suit for visiting friends and family (or airbnb?).



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM AREA

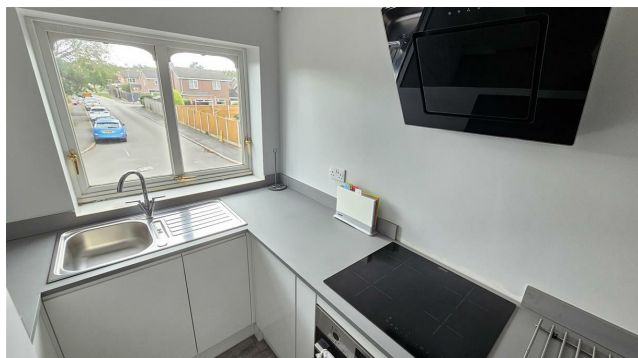
24'3 x 10'6 (7.39m x 3.20m)
with a central heating radiator and a double glazed window to the front.

DRESSING ROOM (BEDROOM 5?)

12'4 x 9'0 (3.76m x 2.74m)
with a central heating radiator and a double glazed window to the rear.

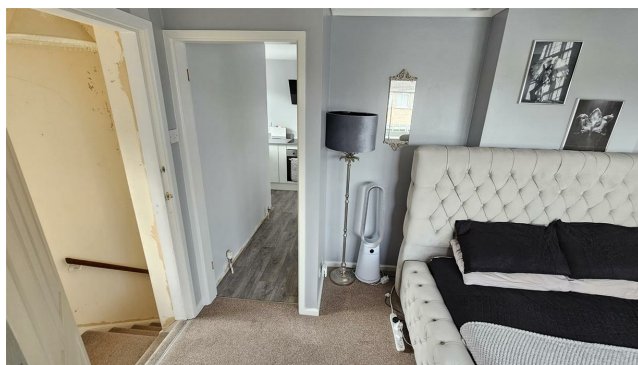
EN-SUITE SHOWER ROOM

a modern three piece suite comprising quadrant shower enclosure with sliding glass screen and wall mounted shower mixer, low flush W.C. and a wall mounted washbasin, fully tiled walls and contemporary towel radiator.



'L' SHAPED KITCHENETTE

11'0 x 8'0 (3.35m x 2.44m)





BEDROOM 2

11'0 x 10'0 (3.35m x 3.05m)
with a central heating radiator and double glazed windows overlooking the rear garden.

BEDROOM 4

10'6 x 8'6 (3.20m x 2.59m)
with a central heating radiator and a double glazed window to the side.

FAMILY BATHROOM

with a four piece suite comprising a shower enclosure and wall mounted shower mixer, free standing contemporary ball and claw, roll top, double ended bath with centrally mounted mixer tap, low flush W.C. with vanity surround and further vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, contemporary towel radiator and obscured double glazed window to the rear.





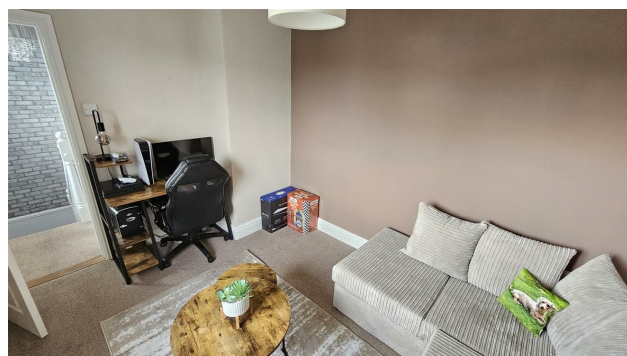
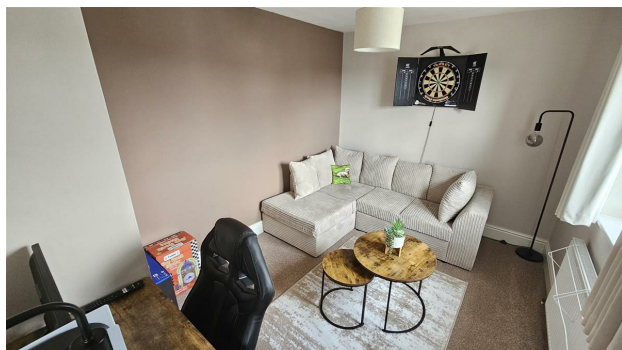
BEDROOM 3

12'0 x 9'0 (3.66m x 2.74m)

with a central heating radiator and a double glazed window overlooking the front garden.

OUTSIDE - FRONT

The property occupies a pleasant corner plot within this popular, established development with ease of access to the well regarded Carnarvon School as well as Toot Hill, only a short walk away. The frontage is mainly open plan with a double width block set driveway providing off road car standing for two vehicles, leading to an integral double garage with (17'2 x 13'7) twin up and over doors, power and light and also housing the gas central heating boiler.





OUTSIDE - REAR

The rear garden is enclosed by feather edged board fencing and brick walls ensuring safe-play for little ones, with an initial paved terrace providing a pleasant seating area with a south to westerly aspect, leading out onto a mainly lawned garden with slate borders - a pleasant, relatively easy maintenance outdoor space... perfect for those who enjoy al fresco dining during those balmy summer evenings.



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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!

