

FOR SALE

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**9 SWALLOW DRIVE, BINGHAM,
NOTTINGHAMSHIRE NG13 8QA**

£460,000

Built to a high quality specification by the well regarded builders McLean Homes East Midlands, this fine gas centrally heated and double glazed home offers beautifully upgraded accommodation throughout in ready to move into condition. Positioned at the end of a cul-de-sac, this is perfect for those with younger children with more off-street parking than most at this price range!

If you are seeking a well-proportioned detached home stylishly finished throughout to a contemporary and stunning design... and located within this already highly popular development, this could be the one you've been looking for!

There is easy access to the Wallenfels play area – ideal for those with small children - as well as enjoying a beautifully landscaped and southerly facing rear garden - the perfect haven of sunshine and privacy due to the maturity of the trees within neighbours' gardens, which still allow plenty of light... ideal for those who enjoy al fresco entertaining during those balmy summer evenings.

The extra accommodation provided by the conversion of the integral garage should put this one to the top of your viewings list... ideal for those with family members who require their own 'space', a snug, or the Home Office that is high up on the list of many house hunters... and all finished off to a very high standard. In addition, a separate and large Utility Room has been created to remove 'wash day' from the immaculate kitchen

The open plan dining kitchen has been fitted with integral oven and hob units by Blomberg, an instant and filtered hot water tap, tri-folding doors onto the extended patio area of the gardens, as well as a breakfast bar area set within a central island unit.

The reconfigured en-suite shower room to the main bedroom provides much more space than many at this price range and has been tastefully fitted with quality in mind. Recently fitted carpets throughout... please take your shoes off at your viewing... so that you don't mark your carpets!

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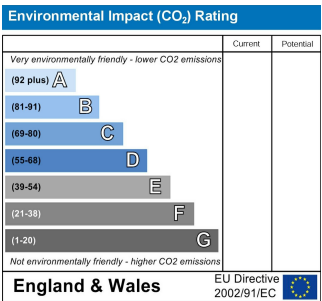
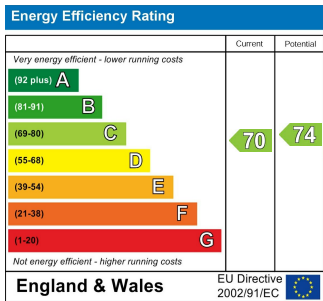
The landscaped and very mature gardens to the rear enjoy tremendous privacy from neighbour's specimen trees... a naturalist's haven, whilst having plenty of mature shrubs and bushes providing both colour and texture within the raised beds.

Just a couple of minutes away by car, (or walking distance!) are Carnarvon and Toothill Schools as well as Bingham Market Place with its range of shops. Offering the perfect combination of stylish contemporary living whilst being within just a few minutes' drive of the open countryside provided by the delightful Vale of Belvoir – ideal for those with dogs or who enjoying walking as there is easy access to the Linear Walk area to the south of the A52.

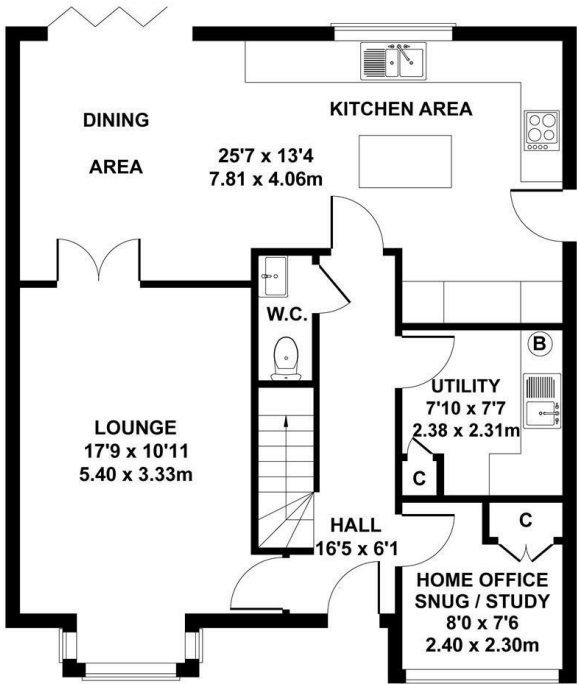
There is very easy access into the Market Place of Bingham where you can enjoy a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a 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.

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.

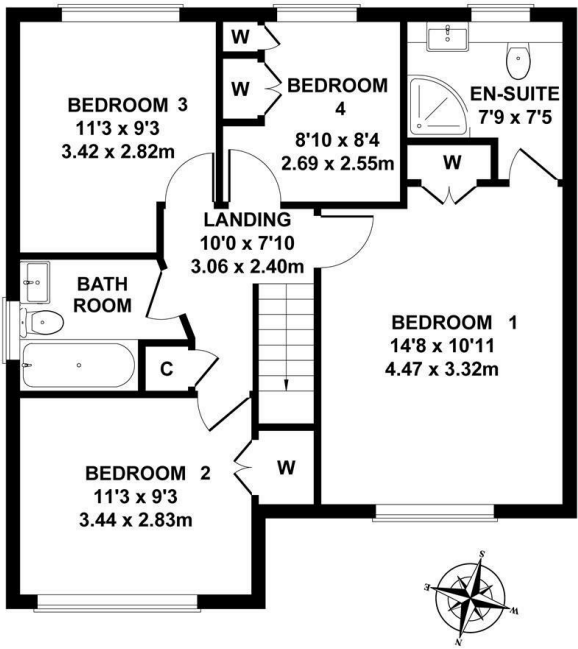
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.



Council Tax Band **F**



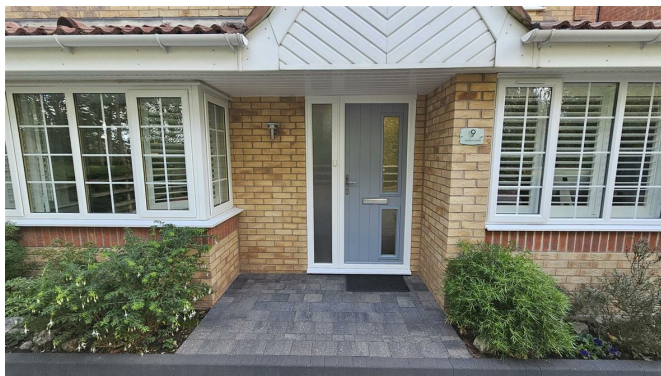
Approximate Gross Internal Area
1356 sq ft - 126 sq m



Not to Scale. For Illustrative Purposes Only.

DIRECTIONAL NOTE From 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 Police Station on the right and Belvoir Vale Grove. Turn next right into Swallow Drive. Passing Mallard Close on your left and just opposite the entrance to Kestrel Drive on your right, turn left into the private driveway and continue to the end of the small cul-de-sac and this property will then be found at the end on the right hand side.

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

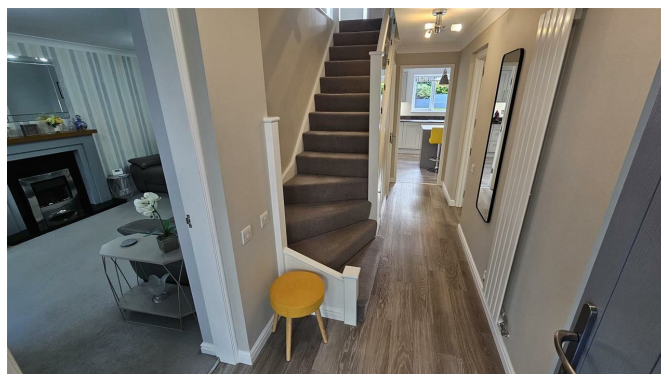


RECEPTION HALL

16'6 x 6'0 (5.03m x 1.83m)
with stairs to the first floor and new glazed panels to the bannister, a stylish central heating panel radiator.

LARGE BREAKFAST KITCHEN

14'4 x 13'4 (4.37m x 4.06m)
a beautiful room with marble effect surfaces with deep drawers and cupboards under. Wall mounted cupboard units. One and a half bowl sink unit. Blomberg four ring gas hob with stylish canopy extraction fan over. Stylish vertical central heating radiator. Integrated fridge, freezer and dishwasher. Double glazed window overlooking the landscaped rear garden and a double glazed door to the side exterior. Recessed lighting.

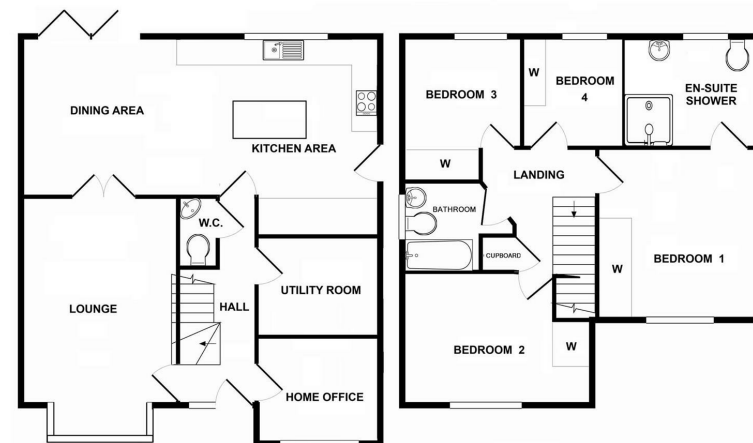




DINING AREA

12'0 x 11'3 (3.66m x 3.43m)

Double doors from the lounge to the dining room. Double glazed tri-fold doors to the extended patio area of the landscaped and southerly facing rear garden. Stylish central heating radiator.

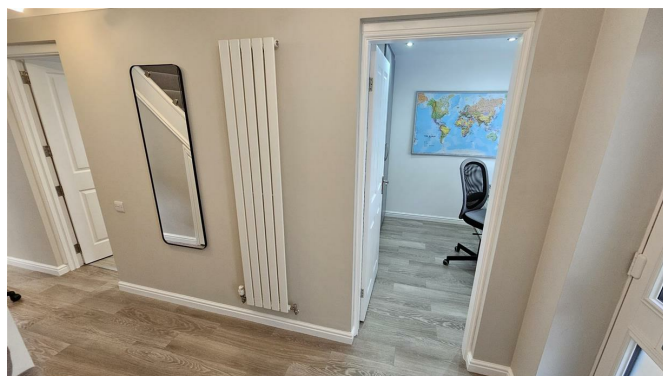




LOUNGE

18'0 x 11'0 (5.49m x 3.35m)

a very stylish and relaxing room to the front. Double glazed square bay window with a leafy view of the landscaped front. Made to measure 'Plantation' shutters to the windows. Central heating radiators. Feature textured wallpaper. Feature fireplace.





HOME OFFICE / SNUG / STUDY

8'0 x 7'6 (2.44m x 2.29m)

created from the conversion of the GARAGE, with a stylish central heating panel radiator, a double glazed window to the front with made to measure 'Plantation' shutters. Built-in storage shelving and cupboards.

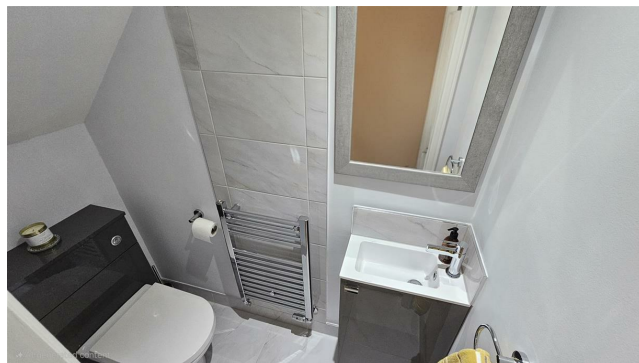
CLOAKROOM

with two piece suite comprising low flush W.C. and wash hand basin with cupboard under. Chrome central heating towel radiator and mirror.

UTILITY ROOM

8'0 x 7'6 (2.44m x 2.29m)

fitted wall units, timber worksurface beneath, plumbing for washing machine, space for tumble drier, wood effect flooring. Further space for fridge freezer.



BINGHAM'S COMMUNITY ESTATE AGENT

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LANDING

with access to the loft space.

BEDROOM 1

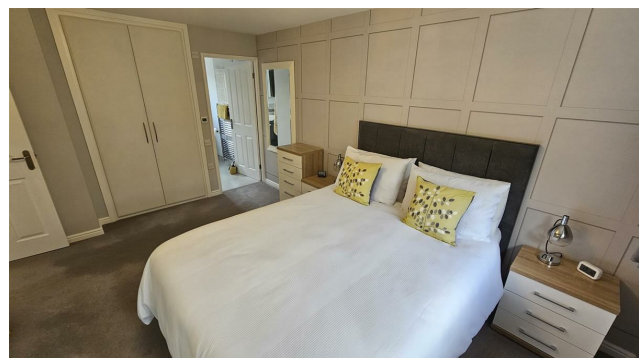
14'8 x 11'0 (4.47m x 3.35m)

with double glazed window to the front elevation. Mirror fronted wardrobes and a further double wardrobe - plenty of storage! Central heating radiator. Feature panel-effect to the main wall.

UPGRADED EN-SUITE SHOWER ROOM

7'9 x 7'6 (2.36m x 2.29m)

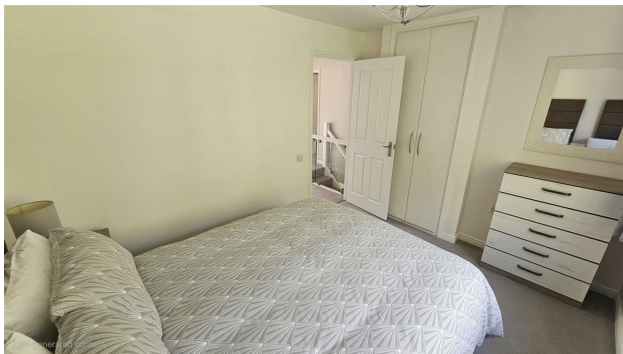
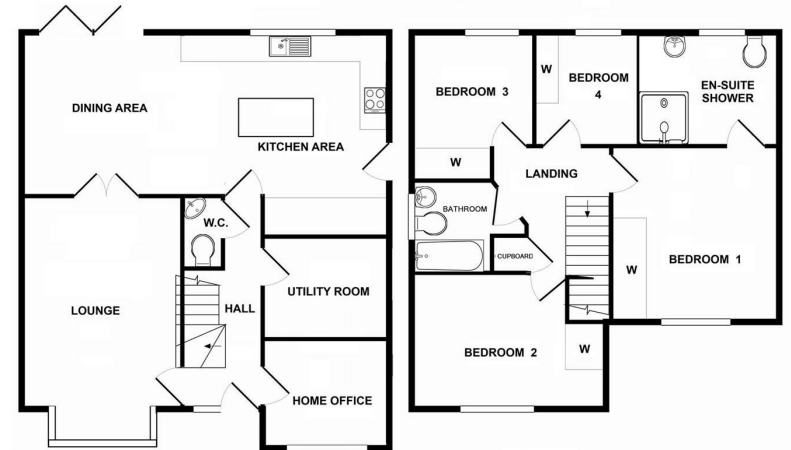
consisting a corner shower enclosure with bottle recess, wash basin with cupboards under and a low flush W.C. with concealed cistern. Obscure and double glazed window. Central heating radiator. Complementary tiling to walls and floor.





BEDROOM 2

11'4 x 9'0 (3.45m x 2.74m)
with a double glazed window.
Central heating radiator. Built
in double wardrobe. Open
outlook to the front.



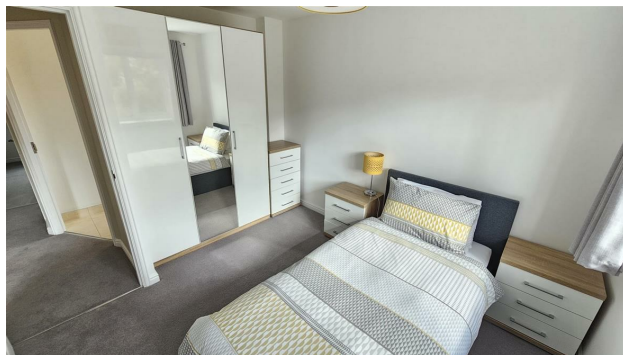


BEDROOM 3

11'2 x 9'2 (3.40m x 2.79m)
with a double glazed window. Central heating radiator. Fitted wardrobe with a mirror fronted door.

FAMILY BATHROOM

with suite comprising panelled bath with shower over and screen, wall mounted wash basin and low flush W.C.. Double glazed window. Central heating towel radiator. Tiling to walls and floor.





BEDROOM 4

8'8 x 8'4 (2.64m x 2.54m)

with a double glazed window. Central heating radiator. Fitted wardrobe with a mirror fronted door.

OUTSIDE - FRONT

To the fore of the property is an open plan and low maintenance landscaped garden with a double width block-paved driveway which provides off-street parking for 6 vehicles. The outlook to the front is across established trees providing both texture and privacy as well as plenty of protection with shrubs and chippings to either side of the front door.





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OUTSIDE - REAR

The southerly facing and very private rear garden is fully enclosed, landscaped and includes a large and extended area of patio for those who enjoy al fresco dining during those balmy summer evenings; with a lawn area beyond with mature raised beds and seating areas. There is a side gate and secure fencing to all sides. Sensibly, an outside tap has been fitted and there is a timber garden shed.

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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!

