

FOR SALE

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**15 MOSS CLOSE, EAST BRIDGFORD,
NOTTINGHAMSHIRE NG13 8LG**

£625,000

15 MOSS CLOSE, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8LG

A very spacious 5 bedroomed well presented family home which has been greatly extended and upgraded over the years... that is also situated within a highly desirable village location on a larger than average corner plot... with plenty of privacy and sunshine.

Accommodation is flexible and comprises entrance porch, entrance hallway, family lounge, family room, gym / play room, 'wow factor' open plan kitchen / dining room / snug, with bi-folding doors onto the private gardens, cloakroom and utility room to the ground floor. To the first floor there are five bedrooms, family bathroom and a high specification spacious en-suite shower room to the master bedroom. Over 2,200 sqft of accommodation!

To the front of the property, there is ample parking for several vehicles, (perfect for the growing family), a hedged garden and access to the double garage which provides plenty of storage or the possibility of further conversion works.

To the rear and side are well-kept and larger than average lawned gardens offering a high degree of privacy with established planting, hedged and fenced boundaries and paved patio entertaining areas - perfect for those who enjoy al fresco dining during those balmy summer evenings.

For those not familiar with East Bridgford, it is one of the most requested locations in the area. There is a thriving Village Community and benefits from the reputation of the highly regarded St Peter's Primary School, a modern Health Centre, local shop/newsagent, Post Office and Hairdressers as well a Pub / Restaurant.

More extensive amenities are available in the nearby Market Town of Bingham. East Bridgford is well situated just a few minutes from the A52 & A46 which allow access to the surrounding commercial centres of Nottingham, Newark and Leicester. The East Coast rail line to London is available from nearby Newark which is approached via the adjacent A46.

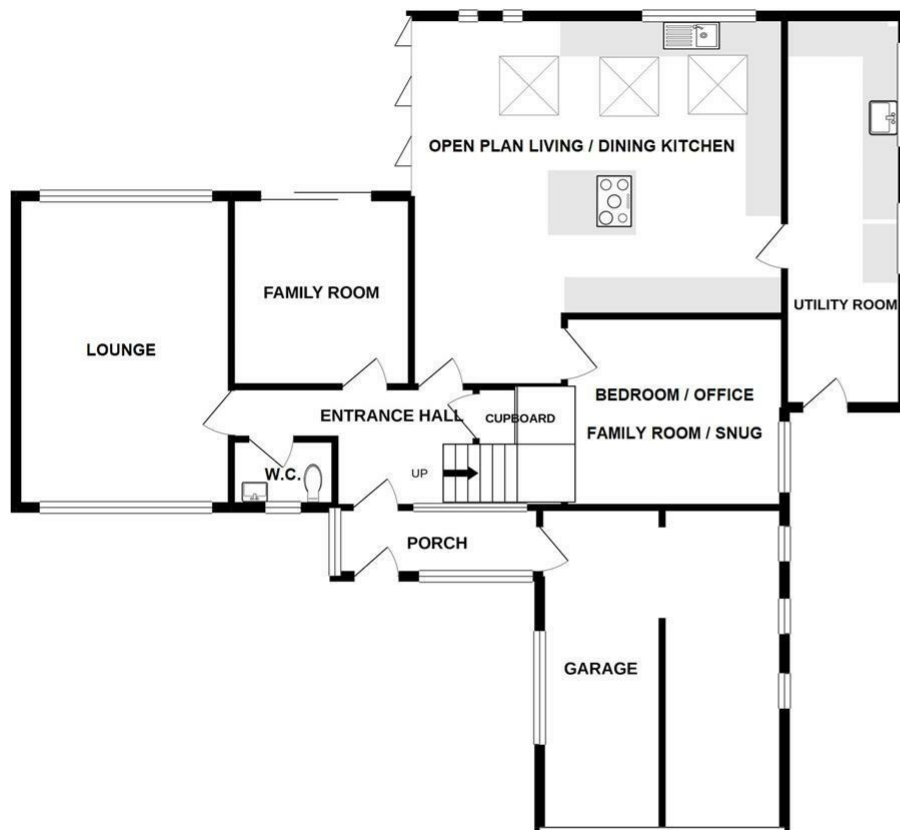
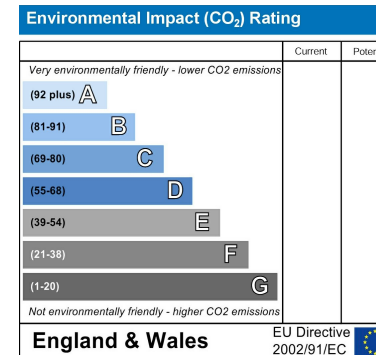
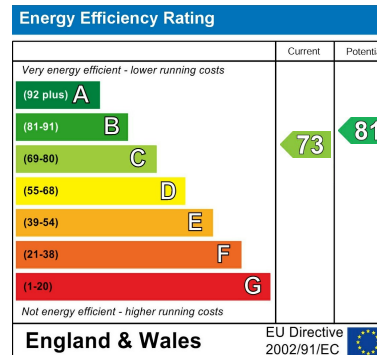


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the Margidunum Traffic Island take the third exit as directed to East Bridgford. Pass the garden centre on the left and then take the next left hand turning as directed to East Bridgford. On entering the village pass the Health Centre on the left hand side. Continue along Main Street and take the second right into College Street. Pass Browns Lane on the left. Turn next left into Moss Close. This particular property will then be found at the end of the quiet cul-de-sac.

For Sat Nav use Post Code: NG13 8LG

Council Tax Band

F



THE BUILDINGS & ARCHITECTURE QUIZ 2020



Simply visit www.hammondpropertyservices.com and click on the Quiz link to download your copy of this year's Quiz.



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,263 last year for this extremely important Charity.

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For more details, contact us at

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PORCH

Accessed via an entrance door with a further UPVC door into entrance hallway and door to double garage.

ENTRANCE HALL

with a central heating radiator, stairs to the first floor and a large under-stairs storage cupboard.

'OPEN PLAN' LIVING & DINING KITCHEN?

23'6 x 22'9 (7.16m x 6.93m)

A fantastic feeling of space due to the open plan arrangement including the main kitchen with three velux windows, a dining area with bi-fold doors opening out on to the rear garden, ceramic tiled flooring throughout. Plenty of storage space is provided by the wall mounted and base fitted units with granite work tops, a feature central island with inset induction hob and extractor hood over, twin integrated double electric ovens,





as well as space for fridge freezer and dishwasher, inset stainless steel sink and drainer unit with mixer tap over, recessed spotlighting and doors to the 'bonus' room which could be a further bedroom / family room / snug / and there is a separate access to the large utility and boot room area.





UTILITY

24'0 x 6'0 (7.32m x 1.83m)

with double glazed windows to the side, a UPVC door to the front, wall mounted gas fired boiler, ceramic tiled flooring, wall mounted and base fitted units with granite effect work tops, inset Belfast style sink with mixer tap over, space for washing machine, dryer and fridge and recessed lighting.

FURTHER BEDROOM / OFFICE / FAMILY ROOM / SNUG

10'6 x 10'3 (3.20m x 3.12m)

Double glazed window and a central heating radiator, built in storage and T.V point.





LOUNGE

20'0 x 12'0 (6.10m x 3.66m)

A light bright spacious airy reception room with double glazed windows to both front and rear aspects, two central heating radiators, a contemporary Living Flame fire with feature stone surround.

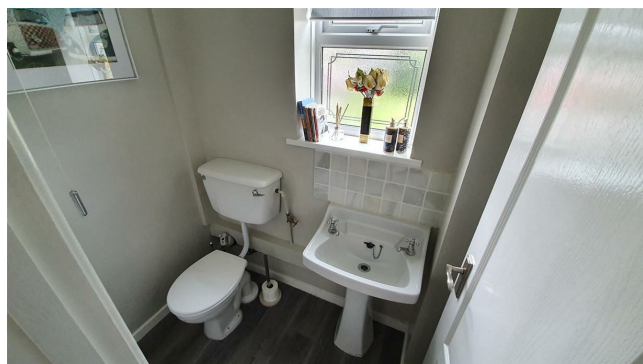
FAMILY ROOM

12'9 x 10'9 (3.89m x 3.28m)

with a central heating radiator and double glazed patio doors leading to the rear garden.

DOWNSTAIRS W.C

Double glazed obscured window to the front and a central heating radiator, shaver point, low level W.C, pedestal hand wash basin and tiled splash backs.





LANDING

A light and airy galleried landing with a double glazed window overlooking the front.

MASTER BEDROOM

20'0 x 12'0 (6.10m x 3.66m)

Double glazed windows to both front and rear, central heating radiator.

EN-SUITE SHOWER ROOM

11'9 x 6'0 (3.58m x 1.83m)

Double glazed obscured window, chrome heated towel rail, tiled flooring, back lit wall mounted mirror, vanity wash basin with storage under, a walk-in shower enclosure, low level W.C, shaving point, recessed lighting and tiled walls.





BEDROOM 2

12'0 x 9'3 (3.66m x 2.82m)

Double glazed window to the front, a central heating radiator and a built-in triple wardrobe.

BEDROOM 3

15'0 x 10'6 (4.57m x 3.20m)

Double glazed window to the rear and a central heating radiator.

BEDROOM 4

10'6 x 7'9 (3.20m x 2.36m)

Double glazed window to the rear and a central heating radiator. A built in wardrobe with overhead storage.

BEDROOM 5

10'0 x 9'0 (3.05m x 2.74m)

Double glazed window to the rear and a central heating radiator. Built in storage.



BATHROOM

8'6 x 7'0 (2.59m x 2.13m)

with a panelled Jacuzzi bath with mixer tap shower head and screen, a low level W.C, vanity hand wash basin with storage cupboard under, tiled flooring and tiled splash backs. Double glazed window to the front, chrome heated towel rail, recessed lighting,





OUTSIDE TO THE FRONT

the perfect front garden for the growing family with plenty of parking for several vehicles on the double width drive with access to the **DOUBLE GARAGE** with two up and over doors to the front, power, light, double aspect windows and half wall partition. Mainly laid to lawn with plenty of mature shrubs the front, the established garden area is beautifully maintained and there is gated access to the rear.





OUTSIDE REAR AND SIDE

The rear garden is ideal for those looking for plenty of privacy, plenty of sunshine and the perfect area in which to entertain friends and family with a large patio area, a mainly lawned garden with established trees and shrubbery, a further patio area to catch the evening sunshine, and all enclosed by mature hedged boundaries. The apple tree produces ample fruit and there is plenty of scope for a large vegetable patch for those green fingered amongst us.

