

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**10 & 10A FAIRFIELD STREET, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8FB**

**£645,000**

## 10 & 10A FAIRFIELD STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8FB

WITH AN ANNEX! Even after my 25 years of valuing many unique homes in Bingham, a property still comes along that captures your attention.... as it did, when we sold it, some 16 years ago.

10 & 10a Fairfield Street is far more than just an attractive detached executive residence located just a couple of minutes' walk from the Market Place; it comes complete with an attached self-contained bungalow annex which would be ideal for those families who have elderly relatives or teenagers/nannies who appreciate their independence! For those looking to venture into the world of Airbnb... this could be perfect as there is independent access to the Annex.

For those who are looking for a separate 'Home Office'... this one has it!

**\*\*BUY THIS PROPERTY THROUGH HAMMOND PROPERTY SERVICES AND ENJOY A MEAL FOR TWO AT NUMBER SIXTEEN IN BINGHAM UP TO THE VALUE OF £50.00!\*\***

The gas centrally heated and double glazed interior of the house is light and airy with good sized rooms to both ground and first floor. The space of the interior is well complemented by a delightful garden which enjoys a high degree of privacy – indeed when sitting out in the garden you would be forgiven for thinking you were in a peaceful village somewhere in the heart of Vale of Belvoir!

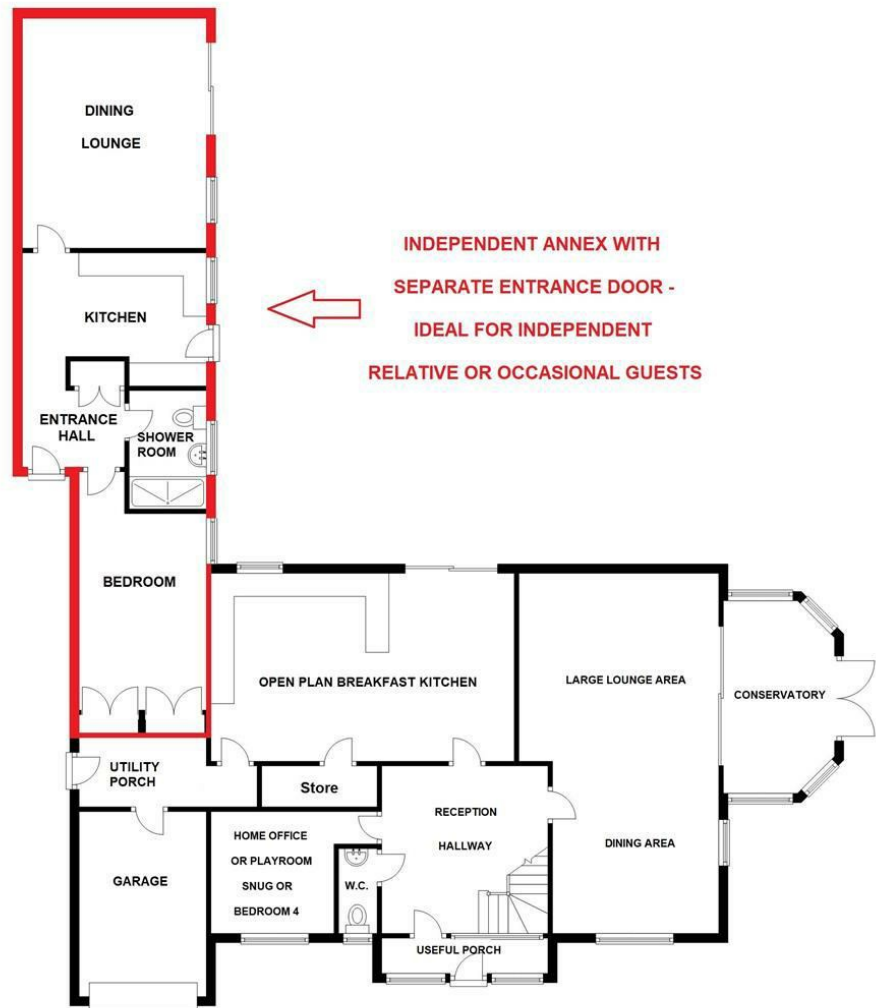
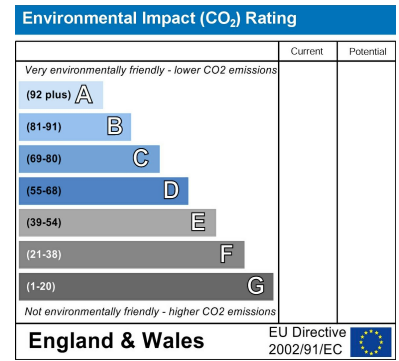
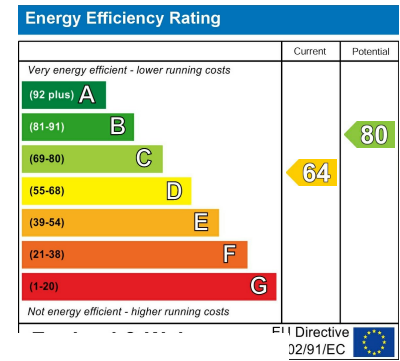
This is without doubt a home for those who are looking for something a little different. It is handy for the local schools and the railway station as well as the shops within the Market Place where there is also a regular bus service to Nottingham City Centre.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached by following the road round to the left into Newgate Street. At the T junction turn left into Fairfield Street and this particular property will be found on the left hand side; clearly denoted by the Hammond Property Services For Sale board.

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

**Council Tax Band D**



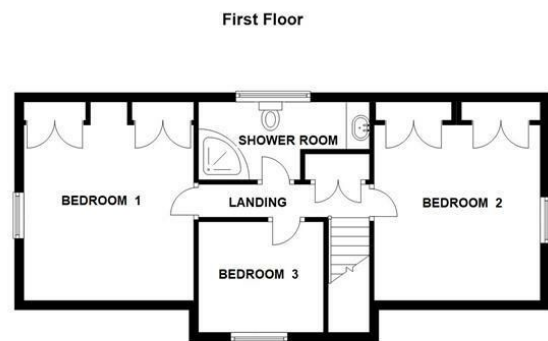
This Plan is for illustrative purposes only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

For the busy professional, Bingham is ideally positioned on the crossroads of the A46 & A52 giving access to Nottingham, Newark, Leicester and Grantham where there is the east coast mainline to London. The A1, M1 and East Midlands International Airport are also just over half an hour's drive away

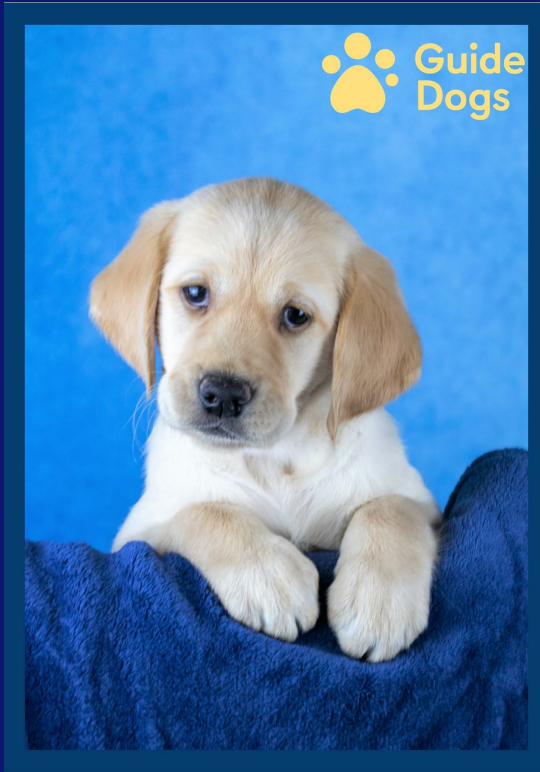
All in all, this is one of the finest houses currently available in Bingham – it is a real rarity which interested parties should have no delay in viewing due to the versatility. Properties with these features rarely come available. Don't miss your chance – see it this weekend!

Council Tax Banding for No. 10 = D and for 10a = A

The Energy Performance Rating for 10a is 62 D & 85 B



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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at  




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Services Bingham



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@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year 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



ONLINE, ON THE PHONE, ANYTIME  
childline.org.uk | 0800 1111



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Double glazed entrance door and side windows through to

**ENTRANCE PORCH**

with windows and a part glazed door through to the

**RECEPTION HALLWAY**

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

with stairs to the first floor. Central heating radiator.

**OPEN PLAN BREAKFAST KITCHEN**

21'6 x 13'4 (6.55m x 4.06m)

breakfast area with double glazed patio door to the patio area of the very sunny and private rear garden. Central heating radiator. This area is open plan to the Kitchen area to which there are work surfaces to three sides with drawers and cupboards under.





Corner cooker area with extractor hood over. Built in dishwasher, space for a fridge and freezer. Tiled floor. One and a half bowl sink unit with swanhead mixer tap over. Central heating radiator. Stable style door to the rear hall. Double glazed window overlooking the rear garden.

**STORE ROOM**  
with shelving, space for an additional fridge/freezer & plumbing for an automatic washing machine.





**REAR HALLWAY / LOBBY**

9'0 x 5'0 (2.74m x 1.52m)  
with door to the exterior. Work surface with drawers and cupboard under. Door to the garage.

**DINING LOUNGE**

25'6 x 14'0 (7.77m x 4.27m)

**DINING AREA**

to the Dining Area are double glazed windows and a central heating radiator. Two steps down to the





**LOUNGE AREA**

with feature fireplace with display niches. Wall lights. Central heating radiator. Double glazed patio door to the conservatory.

**CONSERVATORY**

13'8 x 8'0 (4.17m x 2.44m)

Double glazed windows. Double glazed door to the side patio.







**HOME OFFICE / PLAYROOM / BEDROOM 4 / SNUG**

11'9 x 8'8 (3.58m x 2.64m)

with double glazed window. Central heating radiator.

**CLOAKROOM / W.C.**

with two piece suite comprising low flush W.C. and vanity area with inset wash basin. Double glazed window.

**LANDING**

with airing cupboard. Central heating radiator. Access to the boarded loft space.



**BEDROOM 1**

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

with double glazed window. Central heating radiator. Fitted wardrobes to one wall and a large boarded eaves storage.





### **FAMILYSHOWER ROOM**

with double shower, vanity area with wash hand basin and cupboards under, low flush W.C., wall tiling, Double glazed windows overlooking the rear garden. Central heating radiators and further towel radiator.

### **BEDROOM 2**

12'6 x 12'0 (3.81m x 3.66m)

with central heating radiator and a double glazed window. Fitted wardrobes to one wall and a large boarded eaves storage.



### **BEDROOM 3**

9'6 x 8'0 (2.90m x 2.44m)

with double glazed window. Central heating radiator. Fitted wardrobe and cupboards.





### **10A... THE SELF-CONTAINED ANNEX**

#### **KITCHEN**

13'6 x 9'9 (4.11m x 2.97m)  
with L shaped work surface with drawers and cupboards under. Wall mounted cupboard units. Gas fired boiler serving the domestic hot water supply and central heating system. Window.

#### **DINING LOUNGE**

16'9 x 13'0 (5.11m x 3.96m)  
with coal effect electric fire. Central heating radiator. Window. Double glazed patio door to the garden.





### **LOBBY & SEPARATE ENTRANCE**

From the left hand side of the property is a separate and private entrance door via a double glazed door into a hallway which leads to all of the self-contained accommodation.

### **THE BEDROOM**

13'6 x 9'0 (4.11m x 2.74m)

with fitted wardrobes. Window. Central heating radiator.

### **SHOWER ROOM**

with suite comprising a walk-in shower with curved screen, pedestal wash basin and low flush W.C.. Double glazed window. Central heating radiator. Fully tiled walls.





### **OUTSIDE - TO THE FRONT**

to the fore of the property is a wide driveway providing extensive car standing space and leading to the garage 17' x 9' with electric roller door, housing the gas-fired boiler serving the domestic hot water supply and central heating system. To the right hand side is a well screened patio area which leads round to the delightful rear garden. To the left hand side, there is access to the separate entrance door for the self-contained unit.

### **OUTSIDE - THE REAR GARDENS**

To the rear is a wide sun terrace/patio with mature lawned garden beyond. There is also an outside tap. Mature shrubs and trees surround the garden and there is a perfectly created seating area from which to enjoy the last drops of Merlot or a cup of tea!





To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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!





**Rosie Chick**

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

**01949 87 86 85**

## Did you know that we have a Rental Department?

Are you a landlord?

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, call **Sharon** on **01949 87 86 90**



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**Impressed by the quality of this brochure?**

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**Please call this office on 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!**