

FOR SALE

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**BRACKENDALE
DERRY LANE, BINGHAM,
NOTTINGHAMSHIRE
NG13 8DG**

£425,000

***** OPTION 3 SCHEME ***** Please note that this property is being sold under our unique OPTION 3 SCHEME and we would ask you to contact our office on 01949 87 86 85 to have the Scheme explained to you fully to avoid any disappointment.

BRACKENDALE DERRY LANE, BINGHAM, NOTTINGHAMSHIRE NG13 8DG

ATTENTION....THIS IS NOT ONE TO BE MISSED! Please contact this office to make your own private viewing appointment.

A change of price to reflect the owners having found a property... the bargain is now yours!

**** A GORGEOUS DETACHED HOME SET IN THE MIDDLE OF BEAUTIFULLY LANDSCAPED & MAINTAINED PRIVATE GARDENS WITH SUN-TRAPS THROUGHOUT THE DAY ** IN READY TO MOVE INTO CONDITION ** 3 or 4 BEDROOMS ** SPACIOUS CONSERVATORY FROM WHICH TO ENJOY THE GARDENS ****

The property is likely to appeal to a wide audience including professional couples, young families but in the main would perfectly suit those looking to downsize requiring an immaculately presented and fully modernised home.

Internally the accommodation comprises entrance hallway, spacious lounge, separate dining room / bedroom / home office, conservatory overlooking the manicured gardens, a breakfast kitchen, utility room, shower room & W.C., main double bedroom with access onto the large area of decking, a family bathroom, with two further double bedrooms.

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.



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 new Fosse View Care Home on the right. Immediately prior to the T junction with the A52 turn left and bear left into Derry Lane. Half way down Derry Lane, there is a private driveway on the left that leads to Brackendale and one other bungalow.

For Sat Nav use Post Code: NG13 8DG

Council Tax Band E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81 65
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	





Double glazed entrance door into the

HALLWAY

with a central heating radiator and a double glazed window.

LOUNGE

19'0 x 18'9 (5.79m x 5.72m)

with two central heating radiators and a double glazed patio door to the large patio area of the front garden with is southerly facing and enjoys plenty of sunshine. A feature double sided fireplace and a central chimney.





LIGHT & AIRY CONSERVATORY

13'8 x 12'0 (4.17m x 3.66m)
with tiled flooring and double glazed windows with double doors opening onto the large decking and sun trap area. Sensibly, to ensure year-round use, electric radiators have also been fitted.





OPEN PLAN BREAKFAST KITCHEN

17'4 x 10'6 (5.28m x 3.20m)

with work surfaces to three sides with drawers and cupboards under with feature peninsular breakfast bar. Wall mounted cupboard units. Gas cooker point with extractor hood over. One and a half bowl inset stainless steel sink unit with swanhead mixer tap and integral mixer tap. Built-in fridge and freezer. Central heating radiator and tile effect flooring. Multi-glazed door to the





UTILITY ROOM

8'6 x 7'6 (2.59m x 2.29m)

with base units with work surface over, space and plumbing for washing machine, central heating radiator, tile effect flooring and door leading out to the rear.

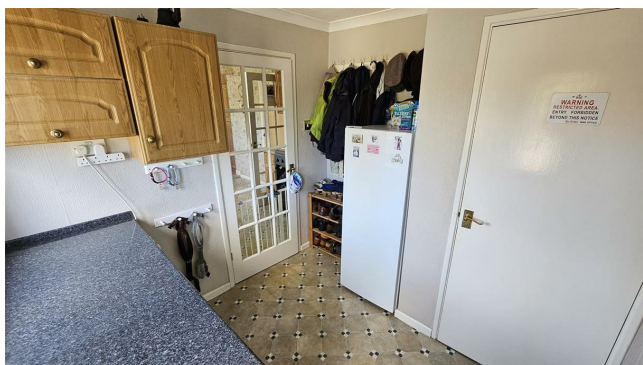
FULLY TILED SHOWER ROOM & W.C.

Double glazed window to the rear elevation, low level flush W.C., wash hand basin, a corner shower cubicle with mains fed shower and a tiled floor with underfloor heating.

DINING ROOM / HOME OFFICE / BEDROOM 4

8'6 x 6'6 (2.59m x 1.98m)

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





INNER HALLWAY

a multipaned door from the lounge leads to the inner hallway with doors into

BEDROOM 1

15'8 x 9'0 (4.78m x 2.74m)
with a central heating radiator and double glazed tilt and slide patio doors leading onto the large decking area. A set of mirror-fronted and sliding-doors wardrobe.





BEDROOM 2

10'3 x 9'6 (3.12m x 2.90m)
with a central heating radiator and a double glazed window overlooking the rear garden. A set of fitted and mirror-fronted wardrobes.

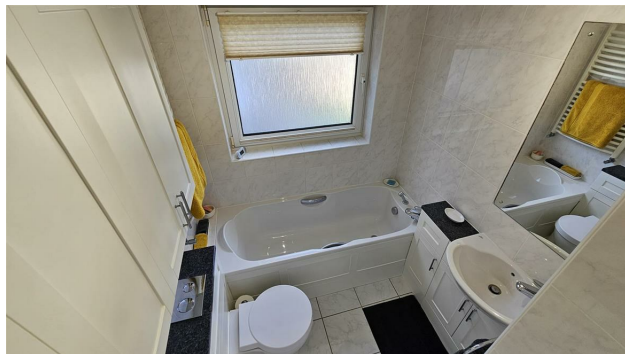
FULLY TILED BATHROOM

Three piece suite in white comprising panelled bath with h & c block mixer tap, vanity area with inset wash basin with cupboard under and a low flush W.C. with concealed cistern. Central heating towel ladder radiator. Double glazed window. Underfloor heating to the tiled flooring.



BEDROOM 3

9'0 x 8'0 (2.74m x 2.44m)
with a central heating radiator and a double glazed window overlooking the side garden.





OUTSIDE - FRONT

From the 'shared' private driveway from Derry Lane there is access to the private parking and block paved driveway that leads to the GARAGE. The front garden is laid to lawn and is fully enclosed - perfect for those with young families or pets. The garden is the pride and joy of the owners, with plenty of mature shrubs providing colour and texture that have been planted over many years... with a small pond, inset plantings and feature silver birch.



OUTSIDE - THE PRIVATE SIDE GARDEN

So much colour and so much thought has been made to ensure that the raised lawned area is a haven of privacy from which to enjoy the view of the bungalow, the decking area and the rear garden area beyond which is separated from the main garden by low fencing; again ideal for those with children or pets. The decking area is extensive and is ideal for those who enjoy al fresco dining during those balmy summer evenings.





OUTSIDE - REAR

To the rear is a large and useful garden shed with a further timber potted-shed for the more green-fingered . For those who enjoy a private sunbathing area... then this is it with an area of artificial grass for ease of maintenance and with trellis work separating it from the lawned garden.

