

FOR SALE

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**113 GRANTHAM ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8DF**

GUIDE PRICE £450,000

113 GRANTHAM ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DF

£450,000 to £475,000. A late Victorian family home with 4 bedrooms and an en-suite shower room... and one of the largest gardens in the price range, with the bonus feature that everyone is looking for - the large spacious and light open plan Living & Dining Kitchen with bi-fold doors into the very large rear gardens - big enough for a football pitch!

Following a large extension to the rear, the accommodation now comprises a FAMILY SITTING AREA, DINING KITCHEN, SEPARATE LOUNGE & SNUG, HOME OFFICE / PLAYROOM, UTILITY and CLOAKROOM to the ground floor. To the first floor there are FOUR BEDROOMS (the main bedroom with an en-suite shower room) and there is a FAMILY BATHROOM. Externally there is a DRIVEWAY to the side and plenty of space to the rear that leads to the larger than average GARAGE (19'3 x 12'3)

For those with children the property is ideally situated enjoying a very large and sunny rear garden. It is also well located for access to the Leisure Centre, Carnarvon School and Toothill College as well as walking distance of Bingham Market Place with its range of shops well as healthcare and the Library. A regular bus service to Nottingham City Centre passes nearby along Nottingham Road.

With a bus stop only 200 yards away, 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.



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 Fosse Way View Care Home and Swallow Drive on the right. This particular property will then be found on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

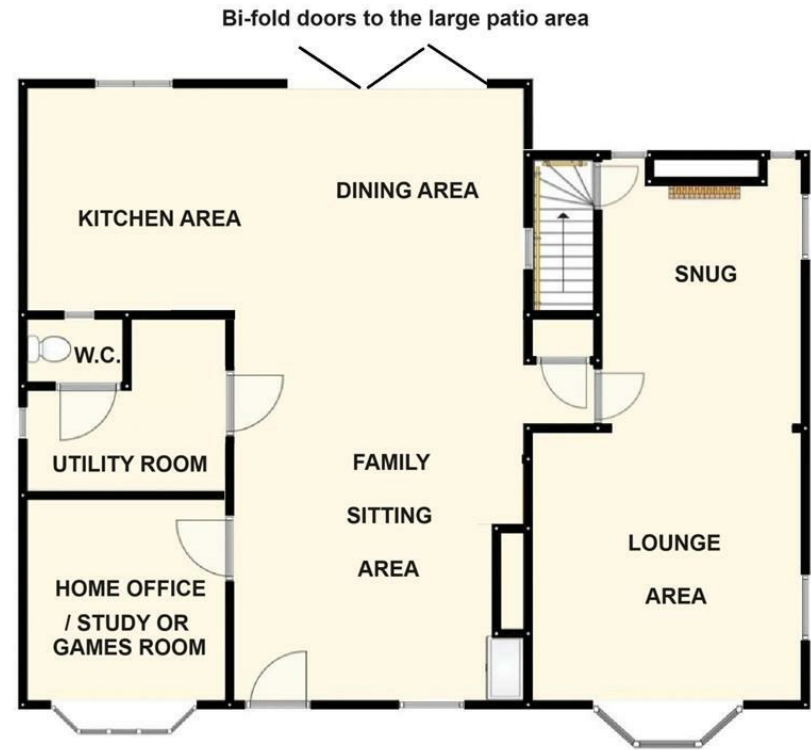
For Sat Nav use Post Code: **NG13 8DF**

Council Tax Band

D

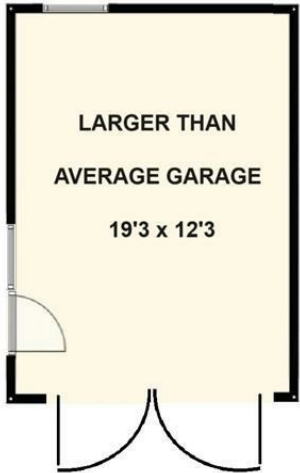
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



Approximate Gross Floor Area

1905 sq. ft. / 177 sq.m.





Contemporary entrance door with double glazed lights leads into the

OPEN PLAN LIVING & DINING KITCHEN

26'0 x 21'3 (7.92m x 6.48m)

with an 'L' shaped design to the three areas. A wonderful feeling of space due to being dual aspect which links through into an open plan kitchen diner, with double glazed windows to both the front and rear.

FAMILY SITTING AREA

with a feature chimney breast with oak mantle and alcoves to the side, vinyl oak effect flooring, central heating radiator, inset downlighters to the ceiling.





DINING AREA

Bi-fold doors lead onto the extended patio area of the rear garden. This pitched roof area, with inset skylights, creates a wonderful open plan living space - perfect for the growing family!

DINING KITCHEN AREA

21'6 x 9'0 (6.55m x 2.74m)

with a generous range of cream fronted shaker style wall, base and drawer units, U-shape configuration of butchers block effect preparation surface, inset stainless steel sink and drainer unit with chrome swan neck mixer tap, integrated under counter dishwasher, space for gas or electric cooker, and free standing fridge freezer, wall mounted gas central heating boiler, central heating radiator behind feature cover.





HOME OFFICE / STUDY / GAMES ROOM

12'8 x 8'6 (3.86m x 2.59m)

Double glazed bay window to front aspect and a central heating radiator.

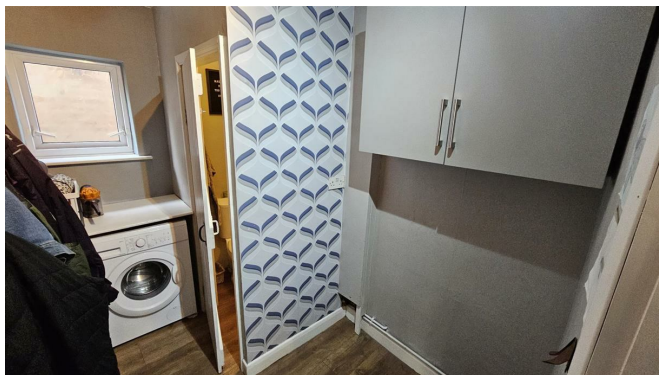
UTILITY ROOM

11'6 x 6'2 (3.51m x 1.88m)

double glazed window to the side aspect, space for washing machine and dryer, wood effect flooring, wall mounted cupboard and a door leading to

CLOAKROOM

with wood effect flooring, a low level W.C. and wall mounted wash basin.





LOUNGE

25'6 x 12'0 (7.77m x 3.66m)

Double glazed bay window to front aspect, two central heating radiators, two double glazed windows to side aspect, two double glazed windows to rear aspect, inset wood burning stove with brick hearth and surround and door leading to first floor accommodation.





LANDING

Split level landing with access to roof and doors leading to:

BEDROOM 1 with DRESSING AREA

10'0 x 8'9 (3.05m x 2.67m)

Double glazed window to front aspect and a central heating radiator.

DRESSING AREA

7'0 x 6'6 (2.13m x 1.98m)

Double glazed window overlooking the extensive rear garden.

EN-SUITE SHOWER ROOM

enclosed and fully tiled shower with sliding door, a low flush W.C., a washbasin and a chrome ladder radiator.





BEDROOM 3

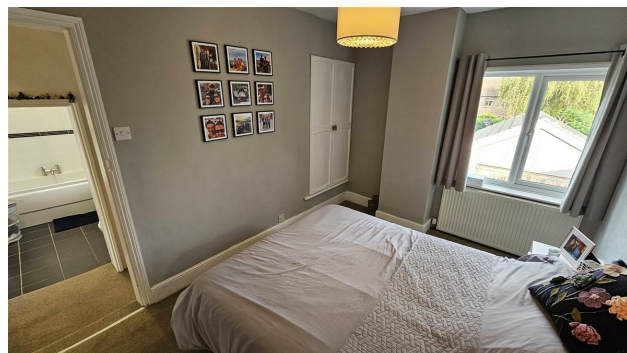
12'3 x 9'0 (3.73m x 2.74m)

Double glazed window to rear aspect, a central heating radiator, access to roof and double doors to over stairs storage area.

BEDROOM 2

12'0 x 11'9 (3.66m x 3.58m)

Two double glazed windows to front aspect, double glazed window to side aspect and a central heating radiator.





BATHROOM

9'4 x 5'9 (2.84m x 1.75m)

Double glazed window to rear aspect, tiled flooring, pedestal wash hand basin, panel bath with shower over, low level WC, heated towel rail and tiled splash backs

BEDROOM 4

11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to front aspect, a central heating radiator and wooden flooring.

OUTSIDE - FRONT & SIDE

With a hedged courtyard garden to the front for ease of maintenance and a driveway to the side, gated access providing further parking and gravelled standing to rear that leads to the larger than average GARAGE (19'3 x 12'3) with two timbers doors to the front and a side door with windows to side and rear. It is more than just a typical garage - with plenty of space and a vaulted roof.





OUTSIDE - REAR

A fully enclosed garden with hedged and fenced boundaries, outside tap, shrubbery, spacious patio seating area for those who enjoy al fresco dining during those balmy summer evenings. The lawned garden is extensive - (enough for goals at either end of the pitch!) - and is probably the largest garden at this price range!



