

**FOR SALE**

**01949 87 86 85**

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**10 FEWSTER GARDENS, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7AJ**

**£589,999**



## 10 FEWSTER GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 7AJ

One of David Wilson Homes best designs for the larger family that is seeking plenty of space - The Moorecroft.

A five double bed roomed and detached family home within the popular market town of Bingham. Situated on a corner plot with an attractive and southerly facing, sunny rear garden, with a double garage to the side and really spacious upstairs accommodation set over three floors, this really is a light and bright family home and this really is ready to simply move in and enjoy due to the house proud owners.

PORCELANOSA upgrades to all bathrooms and en-suites! Upgraded carpets throughout with a wonderful feel of luxury as well as Quartz work surfaces to the kitchen. Beautifully presented with imaginative decor throughout... and you can take advantage of all of these upgrades. When do you wish to view? 01949 87 86 85.

This gas centrally heated and double glazed property is tailor made for professional/young couples or families with the extra room required for those who are seeking a Home Office due to a change in work patterns. The position of this one should attract those who enjoy being tucked away towards the end of a cul-de-sac, with very little passing traffic and with views across mature shrubs and foliage to the front.

From the front entrance door is a wide reception hallway, a long lounge which runs front to back, a family area with space for a dining table that is open plan to the kitchen, a downstairs cloakroom and a separate utility room, with a further formal dining room or home office. To the first floor are four DOUBLE bedrooms with an en-suite shower room to the main bedroom, whilst bedrooms 3, 4 and 5 are served by the main family bathroom.

To the second floor is a spacious landing with Bedroom 2 with an en-suite shower room. The wonderful feeling of space, space and more space is clearly in evidence with the additional 'Den' (16'9 x 9'9) which is fitted with a run of mirror fronted wardrobes - the perfect dressing area.

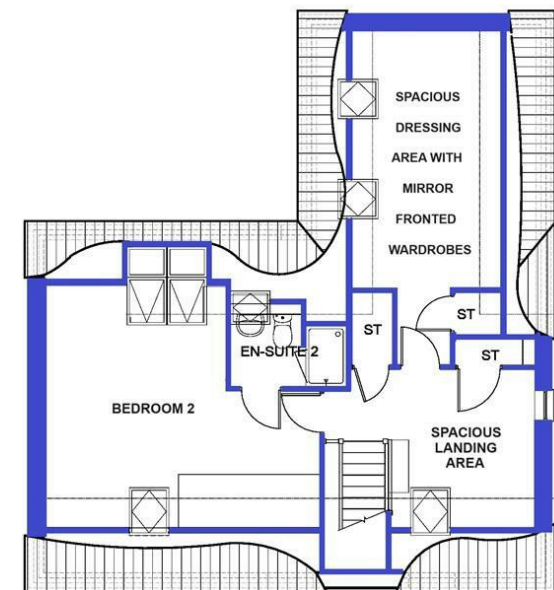
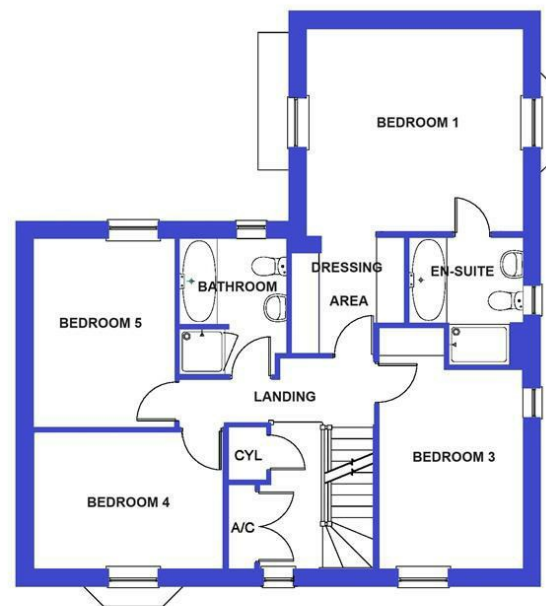
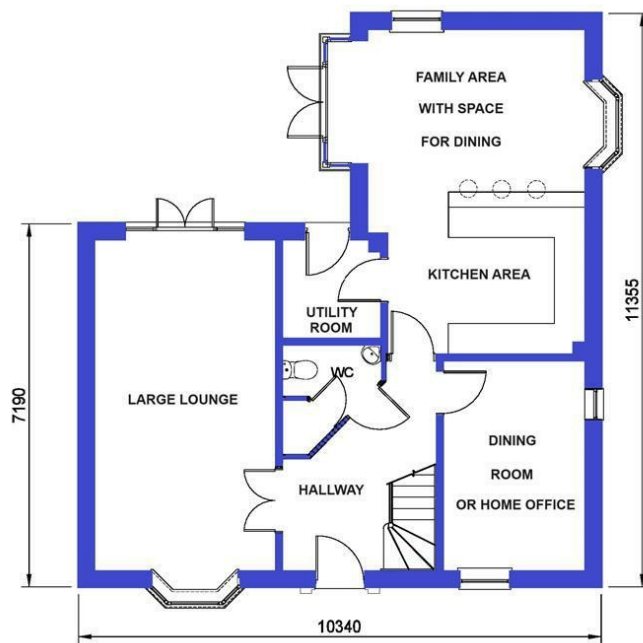


Outside there are 2 parking spaces to the front of the oversized double garage; half of which has been partly converted into a useful room leading out onto the southerly facing, very private and sunny rear garden – perfect for those who enjoy al fresco dining in the balmy summer sunshine.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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! 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.

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 Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, turn right into Penson Gardens, left into Hickman Road and then right into Fewster Gardens towards the end of the cul-de-sac. Turn right at the T Junction and this particular property will be found immediately on the right hand side corner clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7AJ

Council Tax Band

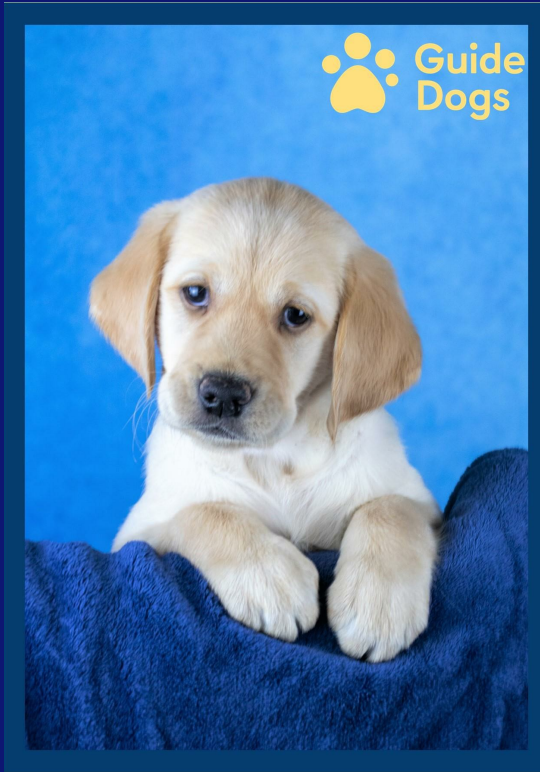
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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  
**OnTheMarket.com**



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Services Bingham



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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



Robert Miles  
Infant School



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





Entrance door with side lights leads through to

**ENTRANCE HALLWAY**

Stairs rising to the first floor, central heating radiator, wood effect Amtico flooring, useful cloaks cupboard and double doors leading through to:

**LARGE LOUNGE**

21'6 x 11'8 (6.55m x 3.56m)

A double glazed bay window to the front and French doors to the rear garden. A central heating radiator and stylish décor.







### **DOWNSTAIRS CLOAKROOM**

Half tiled room with a low level flush W.C, wash hand basin, wood effect Amtico flooring and a covered central heating radiator.

### **OPEN PLAN LIVING / DINING KITCHEN**

21'0 x 15'3 (6.40m x 4.65m)

### **KITCHEN AREA**

with upgraded Quartz work surfaces with drawers and cupboards under. Wall mounted cupboard units with under lighting. Ceramic hob with stylish extractor hood over and separate double electric ovens. Deep pan drawer. Integrated fridge and freezer. Integrated dishwasher. Recessed and stainless steel sink unit with swanhead mixer tap set within a pensinular bar area for seating. Wine cooler. Recessed spot lights and upgraded feature lighting. Central heating radiator. Wood effect Amtico flooring and wall mounted TV point.







### **FAMILY AREA WITH DINING SPACE**

with a continuation of the flooring and double glazed double doors leading into the very private rear garden.

### **UTILITY ROOM**

6'4 x 6'4 (1.93m x 1.93m)

Fitted with a range of wall and base units and a double glazed door to rear area. Wood effect flooring. Stainless steel sink unit set within cream worktop. Central heating radiator.

### **DINING ROOM / HOME OFFICE**

13'6 x 9'2 (4.11m x 2.79m)

A stylish room with panelling and feature décor with double glazed windows to the side and front. A central heating radiator.







### **FIRST FLOOR LANDING**

with a window to the rear, a large airing cupboard and further storage cupboards. Doors leading through to;

### **BEDROOM 1 with Dressing Area**

14'0 x 13'4 (4.27m x 4.06m)

Double aspects double glazed windows to front and rear elevations, a central heating radiator, mirror-fronted and sliding-door wardrobes with shelving and hanging and a further door to the en-suite shower room.

### **EN-SUITE BATH & SHOWER ROOM**

Upgraded Porcelanosa fittings - with a large deep and double ended bath, a fully tiled double shower, low level flush W.C., wash hand basin and double glazed window to side elevation. Electric shaver point.







### **BEDROOM 3**

13'0 x 9'6 (3.96m x 2.90m)

Double glazed window to the side and front elevation and a central heating radiator. A mirror-fronted and sliding-door wardrobe with shelving and hanging.

### **FAMILY BATH & SHOWER ROOM**

Upgraded Porcelanosa fittings - with a large deep and double ended bath, a fully tiled shower area, low level flush W.C., wash hand basin and double glazed window.







#### **BEDROOM 4**

12'6 x 9'0 (3.81m x 2.74m)

Double glazed window to the front elevation and a central heating radiator.

#### **BEDROOM 5**

12'4 x 9'2 (3.76m x 2.79m)

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

#### **STAIRS TO SECOND FLOOR LANDING**

Useful built-in cupboard / wardrobe over the stairs. Central heating radiator. This room is currently set out for a HOME OFFICE space with a large desk and settee. A double glazed window and Velux window ensure plenty of light to this spacious area.







### **BEDROOM 2**

18'0 x 15'6 (5.49m x 4.72m)

Double glazed velux windows to both front and rear elevations and two central heating radiators.

### **EN-SUITE SHOWER ROOM**

Upgraded Porcelanosa fittings - with a large shower, low level flush W.C., wash hand basin and double glazed velux window to the rear elevation. Useful towel radiator.







**SPACIOUS DRESSING AREA**

16'9 x 9'9 (5.11m x 2.97m)

THE feature of this floor - fitted with numerous mirror-fronted wardrobes, two large velux windows and a central heating radiator.







### **OUTSIDE**

Due to the positioning of this property, towards the end of the cul-de-sac, there is a much wider driveway than most providing additional off-street parking for three vehicles as well as the driveway that leads to the DETACHED GARAGE (with sockets, light and a car charger) and there is gated access to the rear garden. To the rear of the GARAGE is a further gravelled area... ideal for clothes drying or for the addition of a garden shed.







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!

