

**FOR SALE**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**11 BLUEBELL BANK, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8UL**

**£420,000**

## 11 BLUEBELL BANK, BINGHAM, NOTTINGHAMSHIRE NG13 8UL

From a mere kerbside inspection it is impossible to fully appreciate the fabulous enhancements that the current owners have made to create a home of quality, privacy and a feeling of space... and for those who are looking for a south westerly facing and also very private garden to enjoy al fresco dining during those balmy summer months... then this is the one for you!

To enable a speedy purchase for the right buyer, this property is being offered with the benefit of NO CHAIN.

After plenty of thought, design and planning, the careful removal of the necessary internal walls, the clever design work has created 'the house that everyone is looking for' at this price range with a Hallway, Cloakroom, a wonderful open plan Living Dining Kitchen, separate Home Office / Snug, Utility room, Landing, Master Bedroom with En-suite Shower Room, a beautiful Family Bathroom and 3 further bedrooms

The rear garden is a wonderful haven of relaxation with mature trees ensuring plenty of privacy and a raised bed is in place for those more green-fingered amongst us to create their own Kitchen Garden or for the growing of herbs?

The property is favourably located just a few minutes' walk from the very highly regarded Toothill School – a real bonus for those with children... with no excuse for being late for Morning Registration!

This fine home offers the perfect combination of stylish contemporary living whilst this popular Market Town is also on the edge of the Vale of Belvoir with its limitless walks as well as quaint villages, many with their own hosterries and each with their unique character!. Also just a few minutes' walk away is Bingham Market Place with its range of shops. Carnarvon and Toothill Schools catering for all school age groups are also within walking distance of the property.



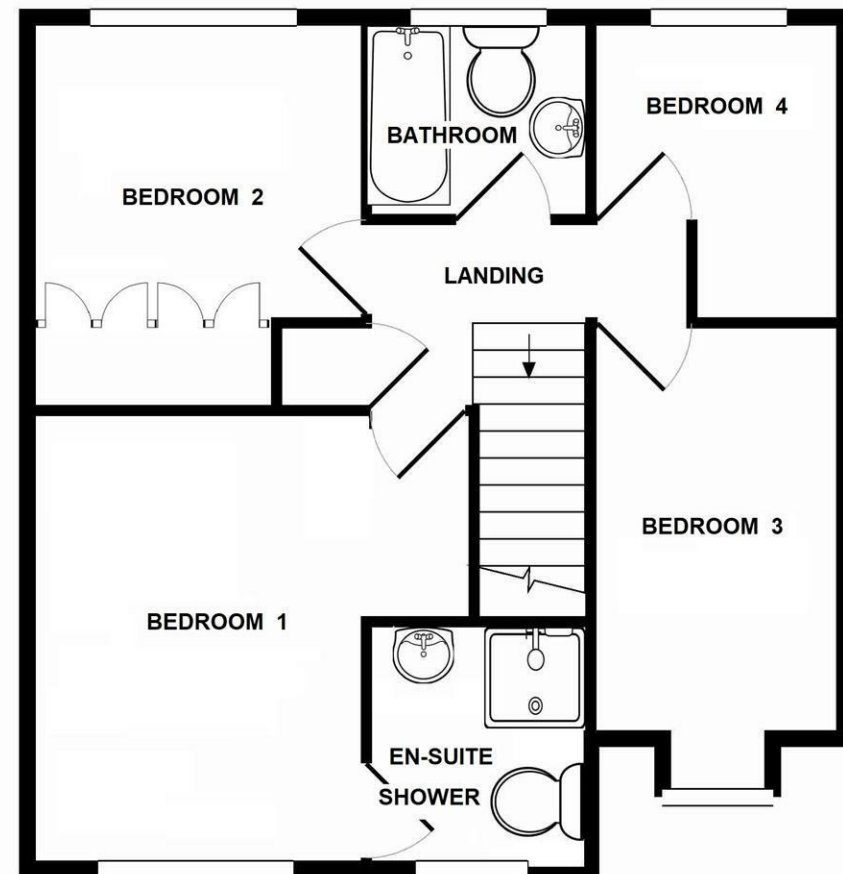
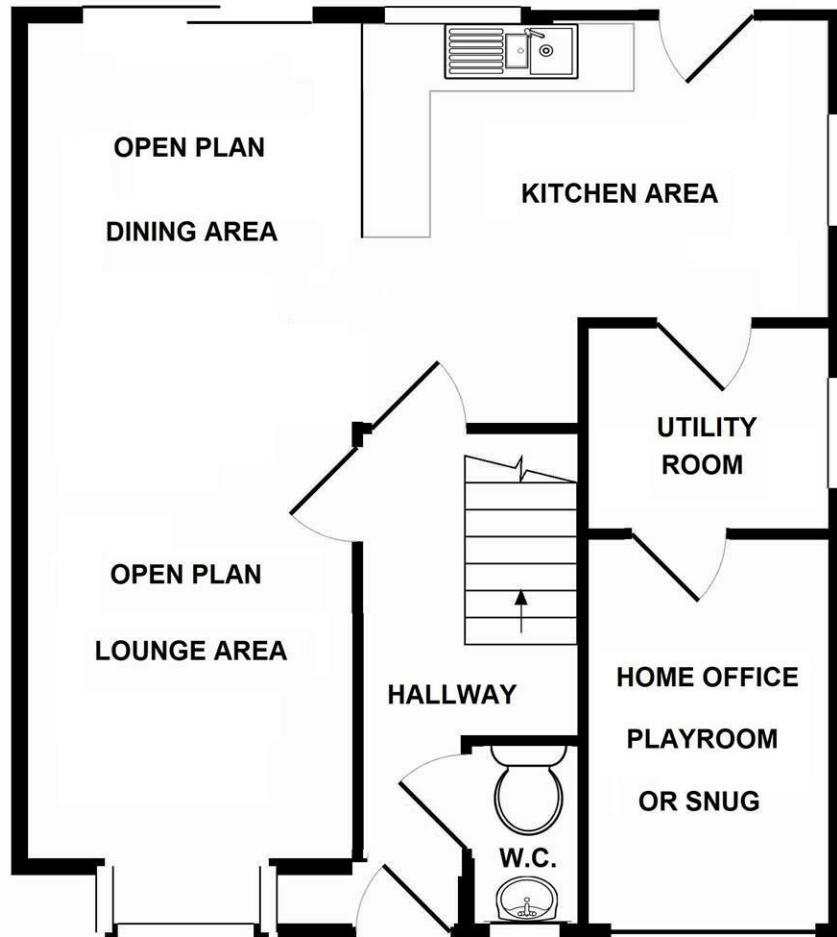
**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third right into Bluebell Bank. Follow the road round to the left where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

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

**Council Tax Band E**

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

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





Double glazed entrance door into the

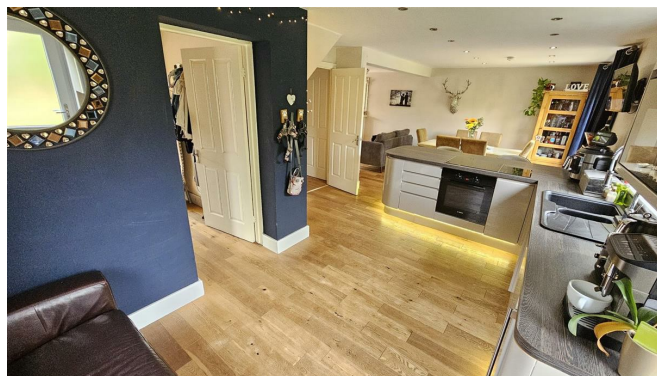
**HALLWAY**

with solid oak wood flooring, a central heating radiator, under stairs storage cupboard and stairs rising to the first floor. Useful fitted shoe rack - ideal for the growing family!

**OPEN PLAN LIVING DINING KITCHEN**

25'8 x 25'0 (7.82m x 7.62m)

Now this... is what everyone is looking for... the feeling of light and space for the growing family and for those who enjoy entertaining with family and friends. With solid oak flooring throughout and a very stylish finish.





### **KITCHEN AREA**

The kitchen area is fitted with a range of cashmere coloured gloss wall and base units with modern wood effect work surfaces over incorporating a contemporary sink/ drainer with mixer tap, built in oven, induction hob, built in microwave, integrated dishwasher, integrated bins, wine cooler, recessed spot lights, LED under cupboard lighting, double glazed windows to the side and rear aspects and an external door leading out to the rear garden.

### **DINING AREA**

with solid oak flooring and a central heating radiator. Double glazed patio doors leading out to the south westerly facing and very private garden. Recessed spotlights. The lounge area has two contemporary radiators and a window to the front aspect.





### **LOUNGE AREA**

with solid oak flooring and a central heating radiator. A relaxing haven from family life with a contemporary log-effect gas fire.

### **UTILITY ROOM**

8'0 x 6'8 (2.44m x 2.03m)

Cashmere coloured gloss wall and base units with modern work surface over, space and plumbing for an American style fridge freezer, plumbing for automatic washing machine, solid oak flooring, contemporary radiator and a cupboard housing the central heating boiler.

### **HOME OFFICE / PLAY ROOM / OCCASIONAL BEDROOM**

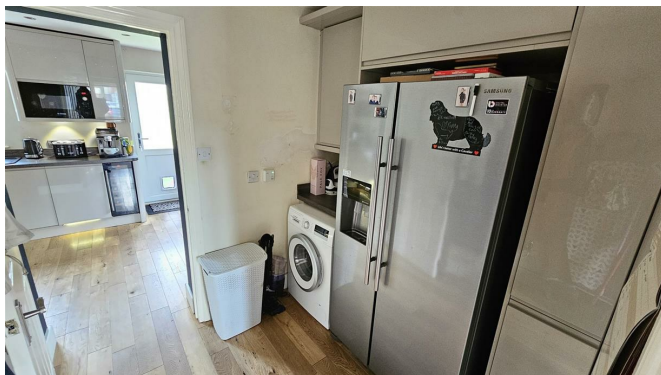
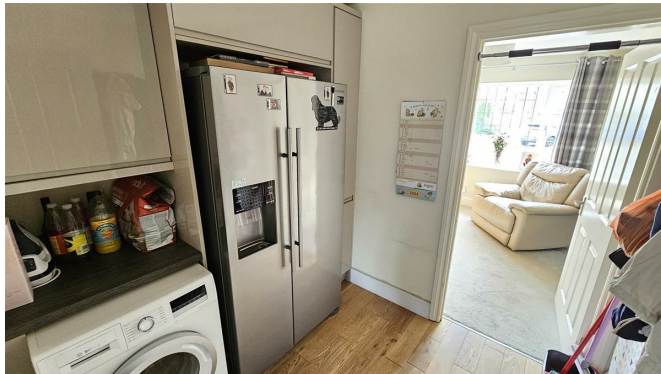
10'6 x 8'0 (3.20m x 2.44m)

with a double glazed window to the front.

back to the entrance hallway...

### **CLOAKROOM**

Low flush W.C., wash hand basin with waterfall tap, tiled flooring, chrome heated towel rail and a double glazed window.





### **LANDING**

loft hatch and an airing cupboard housing the hot water tank and shelving.

### **BEDROOM 1**

13'0 x 11'0 (3.96m x 3.35m)

with a double glazed window to the front and a central heating radiator. A feature central mood-light with both dimmer and different light colour options... all remote controlled.

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

recently upgraded with a corner shower cubicle with a rain style shower, low flush W.C., wash hand basin, chrome heated towel rail, tiled walls, tiled flooring, mirror with light and a double glazed window to the front aspect.



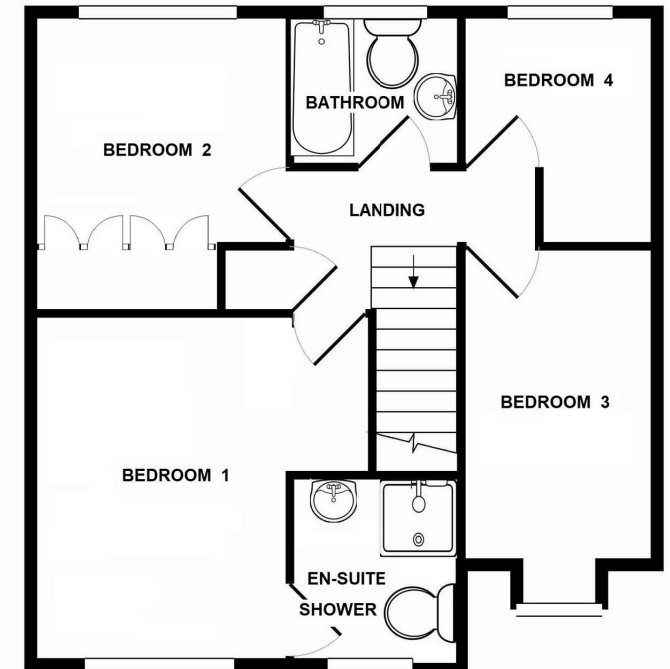
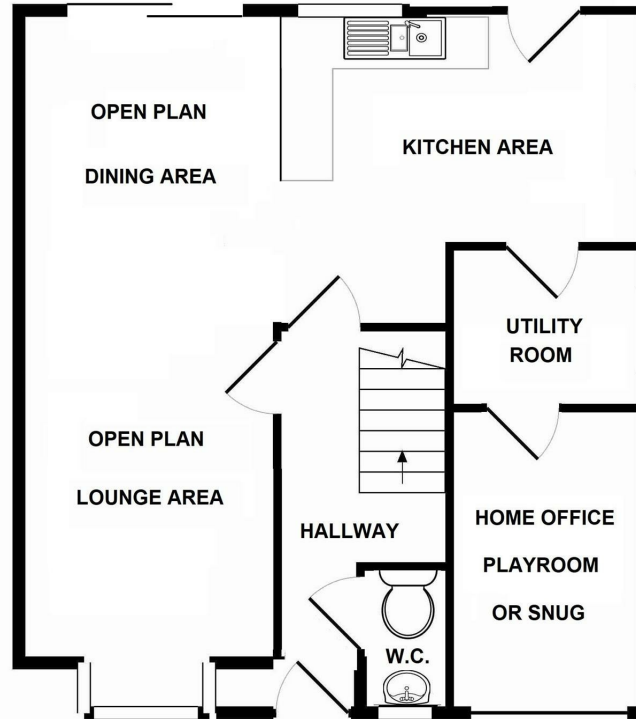


**BEDROOM 2**

12'0 x 9'8 (3.66m x 2.95m)  
with a double glazed window to the rear and a central heating radiator. Two sets of built-in double wardrobes.

**FAMILY BATHROOM**

Hydrotherapy bath with hand held shower attachment, low flush W.C., wash hand basin with a waterfall tap, tiled walls, tiled flooring, chrome heated towel rail and a double glazed window to the rear aspect.







### **BEDROOM 3**

11'0 x 8'0 (3.35m x 2.44m)

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

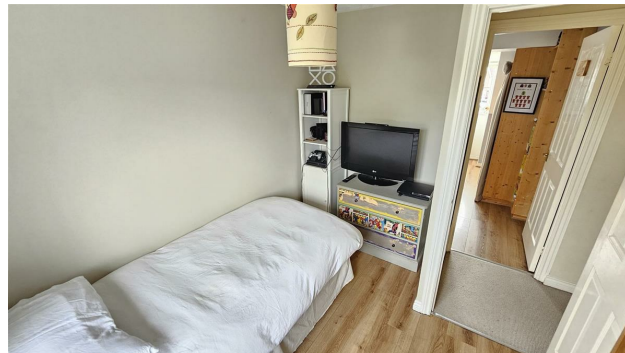
### **BEDROOM 4**

9'6 x 9'0 (2.90m x 2.74m)

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

### **OUTSIDE - FRONT**

To the front of the property is a driveway providing off road parking for four vehicles and the garden with slate chippings and plantings for easy maintenance.





### **OUTSIDE - REAR**

Gated access to the south westerly facing and fully enclosed rear garden which is mainly laid to lawn, beautifully stocked borders, patio area, fruit trees and a shed. Raised beds and planting areas for those more green-fingered amongst us... and plenty of privacy due to the maturity of the neighbouring trees.





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!





Steve Pritchett

Please contact us for a FREE discussion on our services

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