

**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)



**47 BRENDON GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8TN**

**£187,500**

## 47 BRENDON GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8TN

A beautifully presented two bedroomed home which is a credit to the current owner. The interior of this gas centrally heated home has been recently completed with style and taste including the fitting of a superior kitchen and is both easy and economical to maintain.

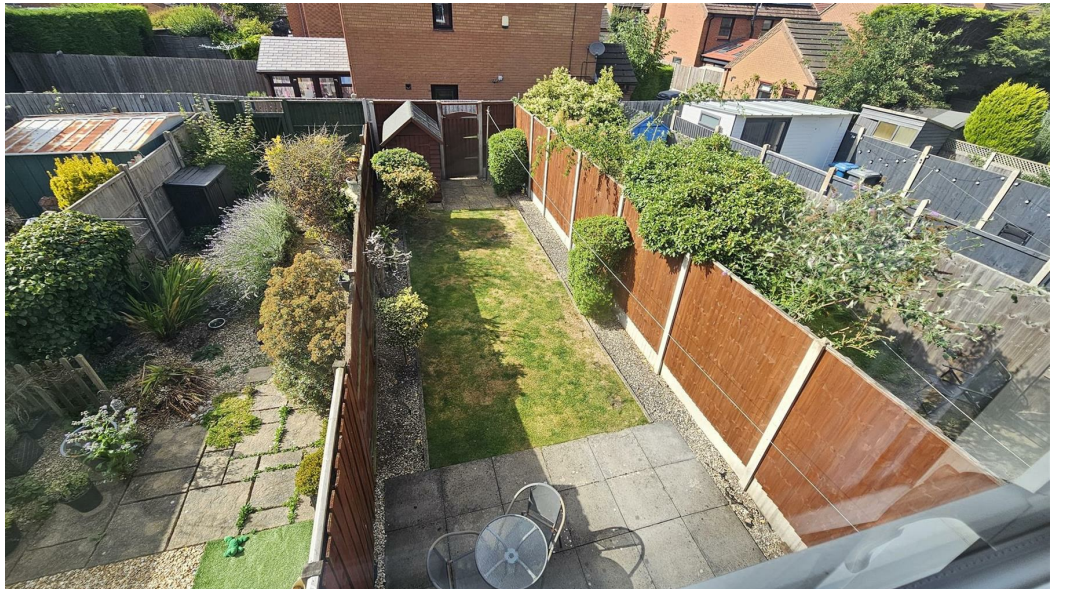
The owner has ensured ease of maintenance within the garden with sensible landscaping of a central lawn, borders and an extended area of patio. See it this weekend to avoid disappointment. It won't be around for long! The property is a short drive from Bingham Market Place where there is a range of shopping facilities. It is also handy for access to the A52 & A46

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.

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.

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!

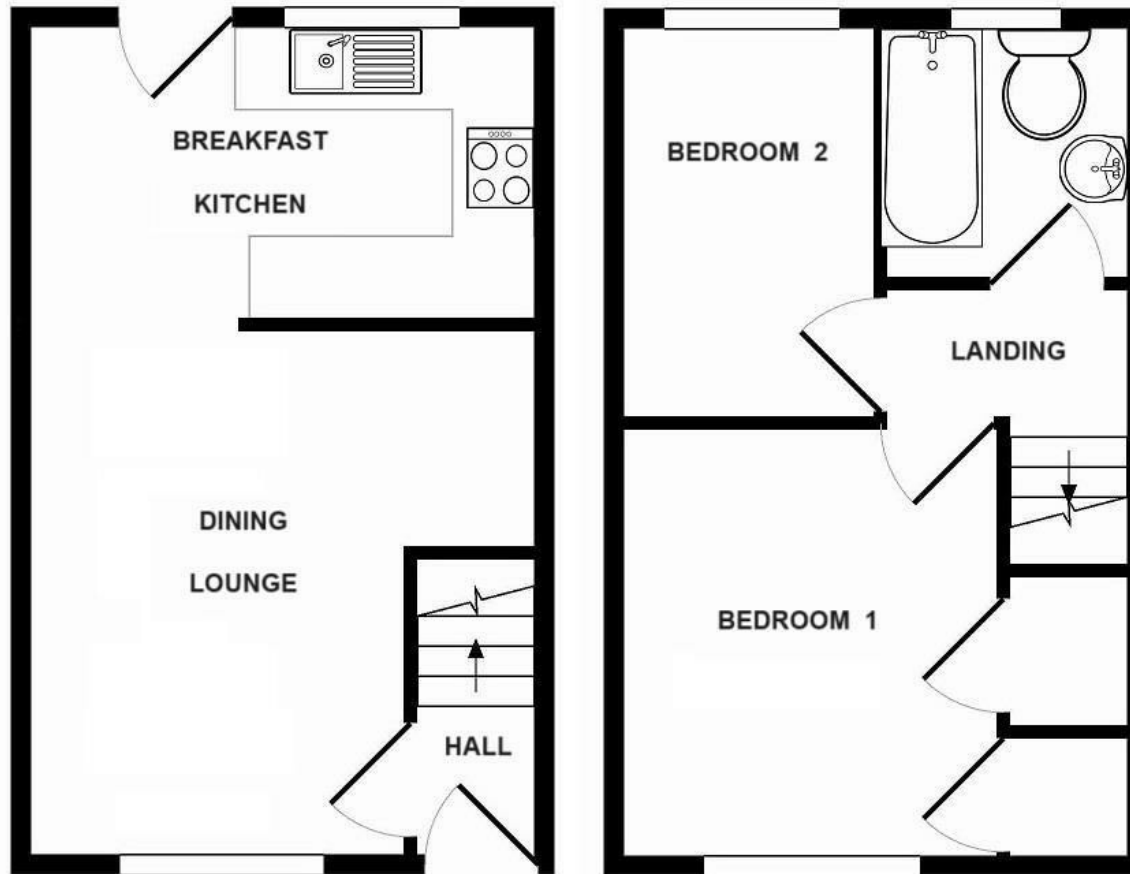
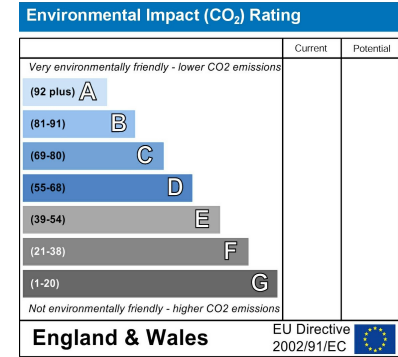
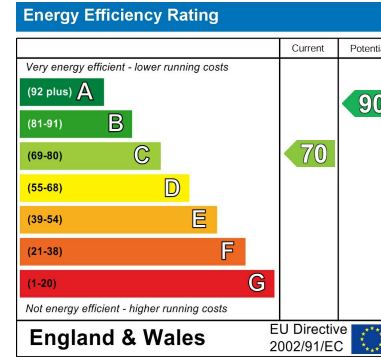


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Take the last turning on the right, prior to Saxondale island, into Balmoral Road. At the T junction turn left into Wychwood Road. Pass Milburn Grove and Copeland Grove on the left. Turn next left into Brendon Grove and follow the road around to the left towards the end of the quiet cul-de-sac where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

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

**Council Tax Band**

**A**





Double glazed entrance door into the  
**HALLWAY**  
with stairs rising to the first floor and a door into the  
**DINING LOUNGE**  
13'0 x 12'6 (3.96m x 3.81m)  
with a central heating radiator and a double  
glazed box bay window to the front.





### **BREAKFAST KITCHEN**

12'6 x 8'0 (3.81m x 2.44m)

with work surfaces to three sides with drawers and cupboards under. Single drainer sink unit. Double glazed window. Gas fired boiler serving the domestic hot water supply and central heating system. Double glazed door to the exterior. Plumbing for a washing machine. Space for gas hob and oven. Wall mounted cupboard units. Central heating radiator. Wood effect flooring and space for a Fridge Freezer. Sensibly, a breakfast bar has been fitted.





**LANDING**  
with access to the loft space.

**BEDROOM 1**  
12'2 x 9'3 (3.71m x 2.82m)  
with a central heating radiator and a  
double glazed window to the front. Very  
large double wardrobe and separate  
airing cupboard.





**BEDROOM 2 / HOME OFFICE / DRESSING ROOM**

with a central heating radiator and a double glazed window to the rear. Fitted double wardrobe and wood effect flooring.

**BATHROOM**

with a three piece suite comprising a panelled bath with shower over and pivot screen, a pedestal wash basin and low flush W.C. Double glazed window. Chrome towel radiator. Complementary floor to ceiling tiling and a back-lit mirror.





### **OUTSIDE - FRONT**

To the front is a driveway with off street parking and a side border.

### **OUTSIDE - REAR**

To the rear is an attractively landscaped garden which is mainly laid to lawn and designed for maximum effect and low maintenance. There is a patio area, gravelled borders, outside tap and gate providing access to the walkway leading around to front of the property.

