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FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





47 SWALLOW DRIVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8QA

£525,000

47 SWALLOW DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8QA

There really is nothing quite like this one at this price range! A versatile home that will appeal to many different buyers due to the number of rooms and the open plan living / dining kitchen that everyone is looking for.

Completely overhauled by the current owners with new open plan living / dining kitchen (underfloor heating) and two sets of bi-fold doors into the garden, new bathroom & en-suite shower room (and the creation of a further shower room to the first floor), new central heating and stylish radiators, the double glazed windows to the bedrooms all feature made to measure black-out blinds for a restful night's sleep. The gardens are much larger than many with soft play areas for the children, the perfect vantage point for breakfast coffee as well as the ideal area for the last drops of Merlot at the end of an evening.

If you are seeking a sensibly priced home of space, open plan living, style and privacy… AND a very sunny garden that is much larger than most due to the CORNER PLOT - all within this much requested Bird Estate development, for only £525,000, look no further than this one!!!

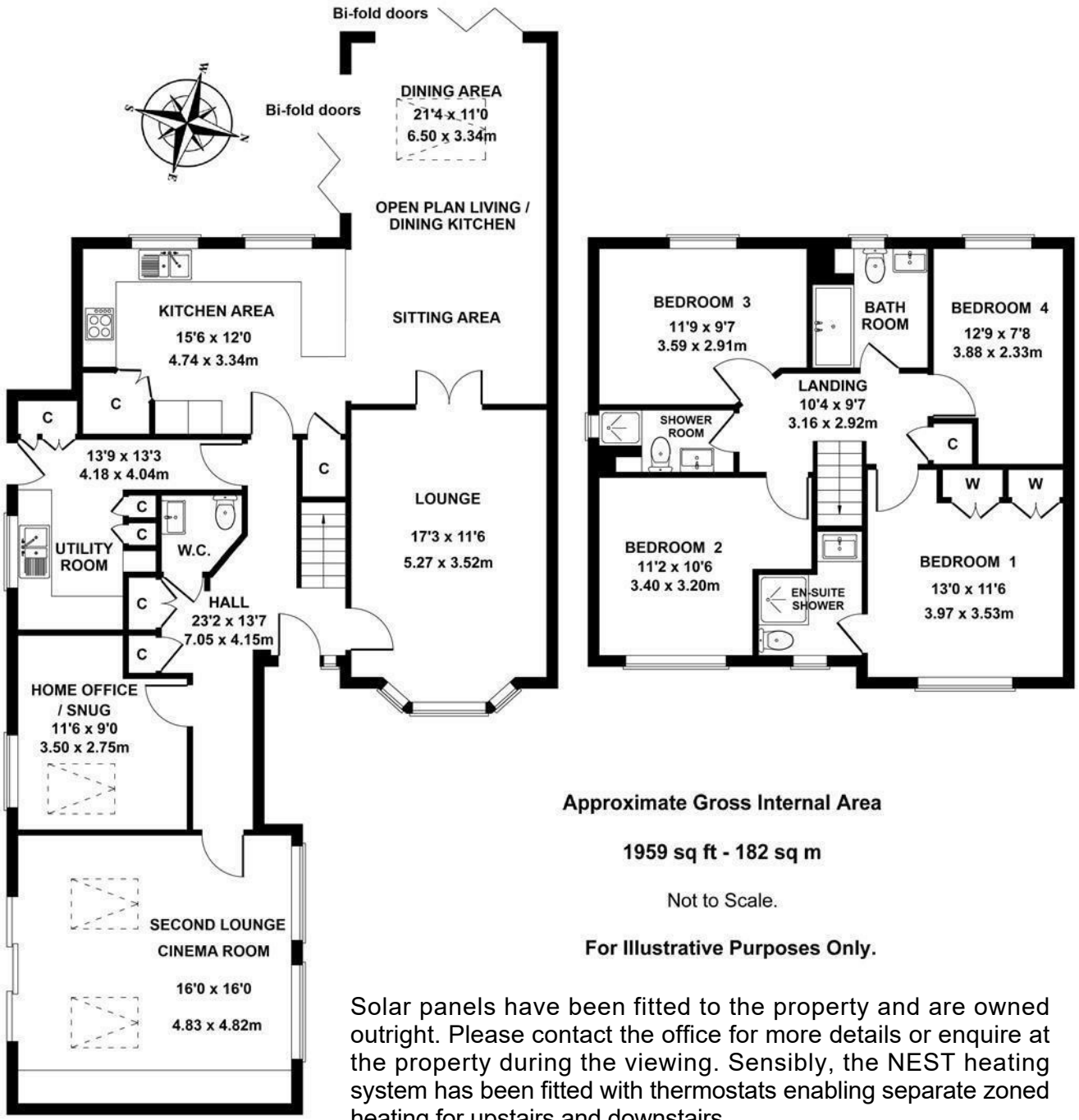
How will you use the Second Lounge / Cinema Room with its three huge patio doors overlooking the rear garden? As an occasional Bedroom or dedicated Children's play room? With the ideal and separate Home Office / Snug, this is ideal for those who have enjoyed a change in working environment and require a room that they close the door on at 5pm!. For those looking for the ideal family home, there is a downstairs W.C. and a large utility room. This one really does have the lot for the growing family!!!

Positioned as the last house within a small cul-de-sac just off Swallow Drive, there is ample parking to the front for three vehicles and one of the largest landscaped gardens at this price range... south & westerly facing to ensure plenty of sunshine... ideal for al fresco entertaining during those balmy summer evenings.

Arrange your viewing today on 01949 87 86 85







Approximate Gross Internal Area

1959 sq ft - 182 sq m

Not to Scale.

For Illustrative Purposes Only.

Solar panels have been fitted to the property and are owned outright. Please contact the office for more details or enquire at the property during the viewing. Sensibly, the NEST heating system has been fitted with thermostats enabling separate zoned heating for upstairs and downstairs.

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 old Police Station and Belvoir Vale Grove on the right. Turn next right into Swallow Drive. Follow the road round to the right. This particular property will then be found on the left hand side within a small cul-de sac, just past the turning into Avocet Close and clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code; **NG13 8QA**

Council Tax Band **F**

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. Situatedon the Bird Estate, this property falls within catchment of Carnarvon School.

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, new leisure centre, community hub 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!

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.

For more details, email **sponsorship@hammondpropertyservices.com**



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

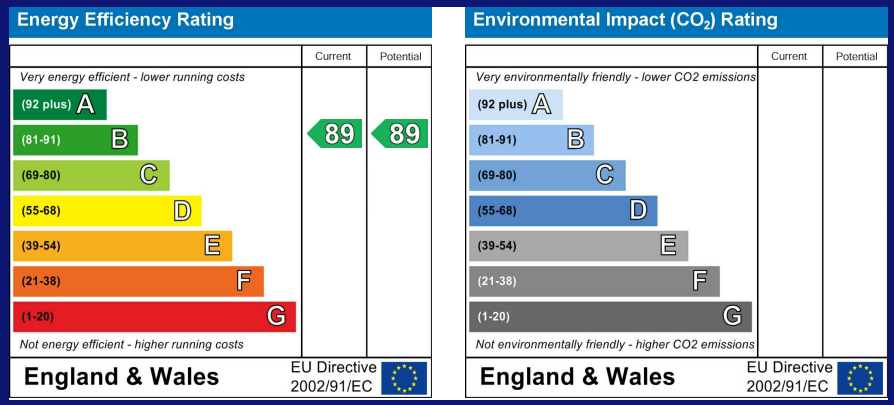
IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026









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Composite double glazed entrance door with double glazed side window.

RECEPTION HALL
23'0 x 13'6 (7.01m x 4.11m)
with stairs to the first floor. Central heating radiator. Cloaks cupboard. Tiled flooring.

LOUNGE
17'3 x 11'6 (5.26m x 3.51m)
Double glazed bay window to the front. Stylish panel radiator. Glazed doors leading into the sitting area of the large open plan Living / Dining Kitchen. Wall mounted media cupboard.

OPEN PLAN LIVING / DINING KITCHEN
26'6 x 23'0 (8.08m x 7.01m)







KITCHEN AREA

15'6 x 12'0 (4.72m x 3.66m)

KITCHEN AREA - with granite work surfaces to three sides and large peninsular breakfast bar with drawers under. AEG induction hob with large Russell Hobbs extractor hood over and deep pan drawers under. AEG electric oven and microwave oven. Integrated dishwasher, fridge and freezer. Kick heater. Double glazed window overlooking the rear garden. Large stainless steel sink unit with mixer tap. Wall mounted cupboard units. Understairs pantry. Complementary splashback tiling. Underfloor heating to the tiled floor.





LIVING / DINING AREA

21'4 x 11'0 (6.50m x 3.35m)

with two sets of bi-fold doors leading to the extended patio area of the large garden, underfloor heating to the tiled floor, large roof lantern ensuring a light and bright room









Back to the hallway...
a corridor (with three full-height storage cupboards for shoes and coats and anything and everything else)... leads to the Utility Room, the Home Office / Snug and the Second Lounge

SECOND LOUNGE / CINEMA ROOM
16'0 x 16'0 (4.88m x 4.88m)
with a feature herringbone floor, two double glazed windows to the front and sliding patio doors that lead to the soft play area of the rear garden. A media wall with shelving, drawers and cupboards with space for the large cinema screen TV. Two large velux windows.











DOWNSTAIRS W.C.
with two piece suite comprising low flush W.C. and wash hand basin. Stylish central heating radiator. Tiled splash backs and continuation of the tiled flooring.

HOME OFFICE / SNUG
11'6 x 9'0 (3.51m x 2.74m)
with double glazed window to the rear with Colonial style louvred blinds and a recessed storage area. Recessed lighting.

'L' SHAPED UTILITY ROOM
13'9 x 13'3 (4.19m x 4.04m)
with plumbing for washing machine and tumber dryer under a worktop, one and half bowl sink unit with mixer tap, double glazed window and double glazed door to the rear garden. Fitted andd full height storage cupboards with shelving, one housing the hot water cylinder. A continuation of the tiled flooring. Central heating radiator.











LANDING
10'4 x 9'7 (3.15m x 2.92m)
with a shelved airing cupboard. Central heating radiator. Access to the loft space.

BEDROOM 1
13'0 x 11'6 (3.96m x 3.51m)
with a central heating radiator and a double glazed window, which features made to measure black-out blinds for a restful night's sleep. Colonial style louvred blinds. Mirror double fronted wardrobes.

EN-SUITE SHOWER ROOM
with suite comprising shower enclosure, vanity area with wash basin and mixer tap with mirrored bathroom cabinet over, low flush W.C. Double glazed window. Central heating radiator. Tiled flooring.











BEDROOM 2
11'2 x 10'6 (3.40m x 3.20m)
with a central heating radiator and a double glazed window, which features made to measure black-out blinds for a restful night's sleep. Colonial style louvred blinds.

BEDROOM 3
11'9 x 9'7 (3.58m x 2.92m)
with a central heating radiator and a double glazed window, which features made to measure black-out blinds for a restful night's sleep. Colonial style louvred blinds.











BEDROOM 4

12'9 x 7'8 (3.89m x 2.34m)

with a central heating radiator and a double glazed window, which features made to measure black-out blinds for a restful night's sleep. Colonial style louvred blinds.

BATHROOM

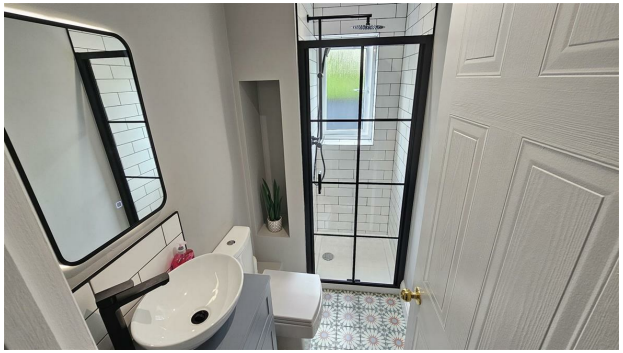
with suite comprising a double-ended and panelled bath with mixer taps, shower over with both rainshower, handset fittings and a pivot screen, wash basin with cupboard under and low flush W.C., Double glazed window with Colonial style louvred blinds. Central heating radiator. back-lit mirror and complementary floor tiling.











SEPARATE SHOWER ROOM
with suite comprising shower enclosure with both rainshower and handset fittings, wash basin with cupboard under and a low flush W.C.. Back-lit mirror. Double glazed window. Central heating radiator.

OUTSIDE - FRONT
Positioned as the last house within a small cul-de-sac just off Swallow Drive, there is ample parking to the front for three vehicles. A secure timber gate leads from the side of the garage to the fully enclosed rear garden.

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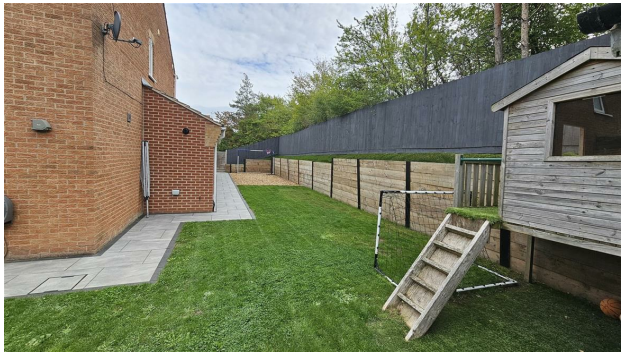
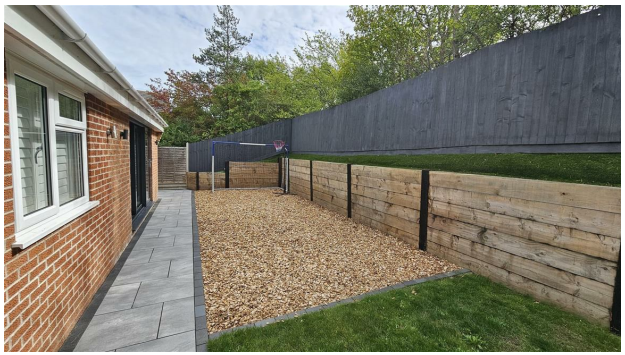
OUTSIDE - REAR

To the rear is a delightful landscaped garden which extends round to two sides with plenty of extended patio areas in which to dine during those balmy summer evenings or to enjoy the first cup of coffee or tea of the day. The gardens are full enclosed and therefore a safe haven for those with children or pets. There is also an outside tap, large area of lawn and a soft play area. The large and double fronted garden shed will have a multitude of uses for different buyers as both power and lights have been fitted... what will you use it as?









To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email 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

01949 87 86 85

akerspritchett.com

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Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**

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to arrange a suitable time for us to call out and to discuss what we do and how we do it!