Hammond
Property Services

FOR SALE

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

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6 LONG ACRE EAST, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8BY

£525,000

6 LONG ACRE EAST, BINGHAM, NOTTINGHAMSHIRE NG13 8BY

This beautifully presented and very deceptive family orientated home has undergone a complete programme of modernisation and refurbishment, finished to a very high standard with a great deal of thought and attention to detail, creating a light and airy level of accommodation which extends to over 166 sq.m. / 1786 sq. ft., concealed behind a rendered facade.



The property was meticulously upgraded throughout and extended to create a wonderful and welcoming reception hallway, the open plan living / dining kitchen that everyone is looking for... updated central heating system, replacement UPVC double glazing, new doors throughout, re-plastering and neutral decoration as well as access to the garden from the bi-fold doors out into the southerly facing and very private sunny rear garden. The ingenious part conversion of the integral garage has retained some storage area to the front as well as a separate Home Office space... even more accommodation when added to the utility room and separate W.C. Sensibly, an EV charger has been fitted to the front of the garage.

A large range of contemporary gloss white fronted units compliment the feature island unit and integrated breakfast bar and AEG appliances. Overall this is a fantastic living/entertaining space likely to be the hub of the home and affords aspect into the rear garden as well as having the extra space from the lounge and additional sitting area.



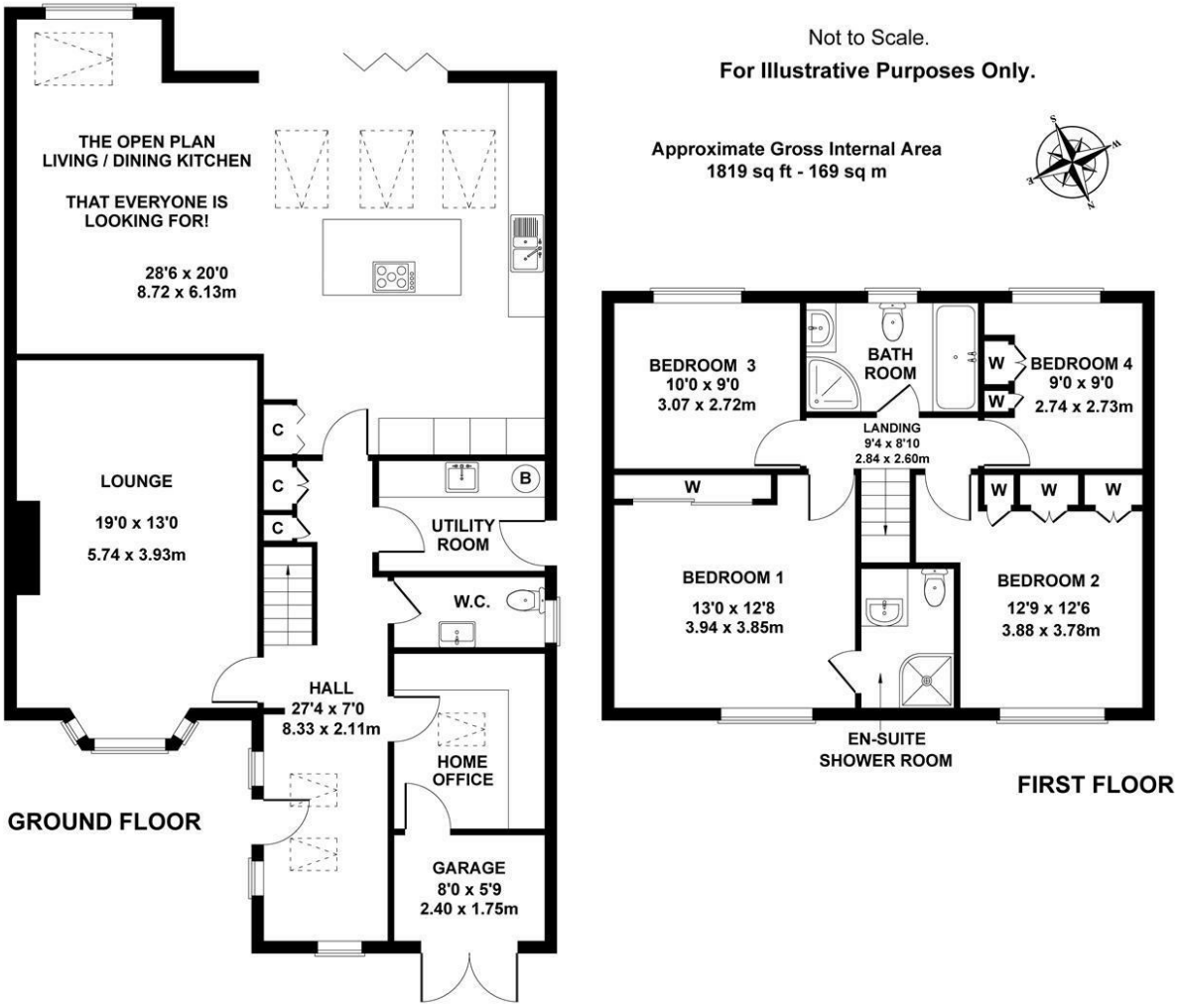
To the first floor there are the 4 double bedrooms with an en-suite shower room to the main, and a contemporary 4 piece suite bath and shower room serving the other 3… a stylish room and perfect for all ages.

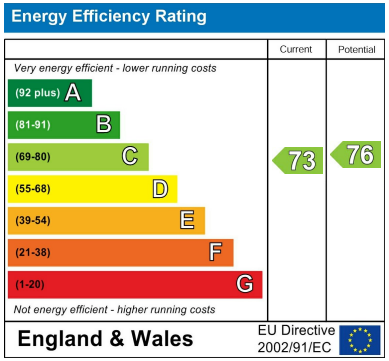
The property is only a short stroll of 550m (1800ft) from the Bingham Market Place and is within walking distance of the Bingham Schools... no excuse for being late for morning registration!

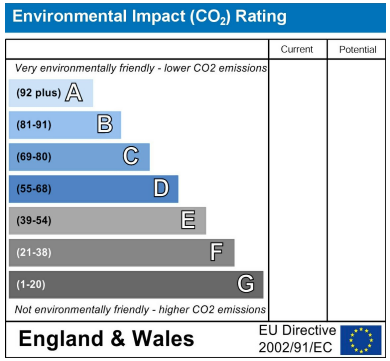
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right continue straight ahead onto Long Acre East where the property is then situated on the right hand side; clearly denoted by the Hammond Property Services For Sale board.

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

Council Tax Band **E**







As well as the accommodation on offer, the property occupies a generous plot by modern standards and is situated within walking distance of the highly regarded Carnarvon Primary School. The gardens are mainly laid to lawn and offer great potential for the keen gardener, enclosed by panelled fencing, with a driveway to the front which provides off-road car standing for numerous vehicles as well as access to the remainder of the original garage.

Overall viewing is the only way to truly appreciate this excellent home which is likely to appeal to a wide audience including professional couples, young families or even those downsizing from larger dwellings requiring a well-placed, immaculately presented and substantially extended home situated within easy reach of the wealth of amenities.

Privacy to the rear garden is something that is difficult to find within many parts of Bingham….rest assured this is one of those properties that enjoys tremendous privacy and, being southerly facing, is ideal for those who enjoy al fresco dining in the summer sunshine.

Bingham enjoys a good range of amenities both shopping and educational. There is also a popular Leisure Centre which caters for a variety of sports and leisure activities. 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 hostelries and each with their unique character!

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

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 suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Hardwood and feature entrance door, with side windows, into the

RECEPTION HALLWAY
27'4 x 7'0 (8.33m x 2.13m)
with stairs to the first floor, deep and full height storage cupboards, a central heating radiator, feature oriel window and ceiling lantern, hardwood flooring.

LOUNGE
19'0 x 13'0 (5.79m x 3.96m)
with double glazed windows to the front. Two central heating radiators.











OPEN PLAN LIVING / DINING KITCHEN
28'6 x 20'0 (8.69m x 6.10m)

KITCHEN AREA
with wood effect flooring throughout and ample work surfaces with drawers and cupboards under. Twin AEG electric ovens, a central island unit with AEG Induction hob and deep pan drawers under, One and a half bowl sink unit with mixer tap. Tiled upstands. Plumbing for a dishwasher.











SITTING AREA with vaulted ceiling
with a feature log-burner in the corner creating the snug atmosphere for evenings in. Stylish vertical radiator and velux window to the ceiling. Old school-style radiator, bookcase and a double glazed window overlooking the rear garden.

DINING AREA
with double glazed and bi-fold doors leading into the sunny and very private rear garden.









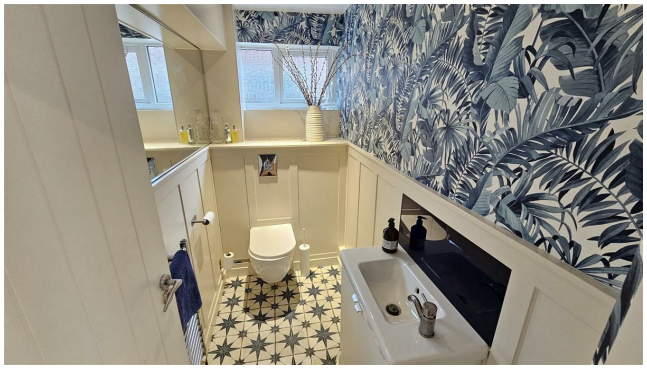


CLOAKROOM / W.C.
Low flush W.C. with concealed cistern, wash hand basin with cupboards under, chrome central heating radiator, panelled and mirrored walls and a double glazed window to the side elevation. Tiled flooring.

UTILITY ROOM
with plumbing for a washing machine and a tumble dryer under a worktop, with inset sink unit with mixer tap, double glazed window and double glazed door to the side. A continuation of the wood effect flooring. Wall mounted and gas fired boiler.

HOME OFFICE
with butcher's block style worktops to two sides and ample power points and broadband socket.





INTERNAL GARAGE STORE
8'0 x 5'9 (2.44m x 1.75m)
created from the part-conversion of the original garage with additional access from the double doors at the front.







LANDING
with access to the loft.

BEDROOM 1
13'0 x 12'8 (3.96m x 3.86m)
with a central heating radiator and a double glazed window overlooking the front. Fitted double wardrobes with sliding doors. Recessed lighting.

EN-SUITE SHOWER ROOM
with a three piece suite comprising a shower enclosure, stylish wash basin and a low flush W.C. Towel radiator.











BEDROOM 2
12'9 x 12'6 (3.89m x 3.81m)
with a central heating radiator and a double glazed window overlooking the front. Fitted wardrobes. Loft access via a timber fold-down ladder.

BEDROOM 3
10'0 x 9'0 (3.05m x 2.74m)
with a central heating radiator and a double glazed window overlooking the rear garden.

BEDROOM 4
9'0 x 9'0 (2.74m x 2.74m)
with a central heating radiator and a double glazed window overlooking the rear garden.











BATH & SHOWER ROOM
with a four piece suite comprising a corner shower enclosure, wash basin with double drawers under and a low flush W.C. Double glazed window. Chrome central heating towel radiator.

OUTSIDE - FRONT
with an open plan driveway providing ample car standing spaces for all of the family and leading to the remainder of the integral garage (8'0 x 5'9) via double doors. Sensibly, an EV charging point has been added to the front of the garage.











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OUTSIDE - REAR

A gated pathway to the side also gives access to the delightful, private and fully enclosed rear garden which is predominantly laid to a raised lawn from the extensive decking area. The landscaping of the rear garden includes a variety of mature plantings and sun trap areas. There is also a very large patio area, perfect for those who enjoy al fresco dining during those balmy summer months and is sensibly covered to enable 365 days a year of use. Lean-to storage to the left hand side.... nicely tucked away.

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Please contact our office on 01949 87 86 85 to arrange your viewing and we will be happy to show you around - this one will not be around for long!





