

**FOR SALE**

**01949 87 86 85**

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

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Bingham  
Nottinghamshire  
NG13 8AR

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**5 MOOR LANE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8AS**

**£289,000**

# 5 MOOR LANE, BINGHAM, NOTTINGHAMSHIRE NG13 8AS

An ideal opportunity for first time buyers to acquire this three bedroomed townhouse situated on a NO THROUGH ROAD in very close proximity to the centre of this popular Market Town, offering access to local shops and services within walking distance... a 1 minute walking distance.

The property itself has been maintained with a refitted L-shaped breakfast kitchen with integrated appliances and refitted utility room. Offering a good sized sitting room leading through to the useful addition of a conservatory to the rear with three bedrooms and a bathroom to the first floor.

The property also occupies a pleasant corner plot with low maintenance landscaped frontage with plenty of off street parking for 2 vehicles and a particularly attractive established garden to the rear. Offering gas central heating by way of a replacement Glow worm combination boiler and a majority of double glazing.

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!



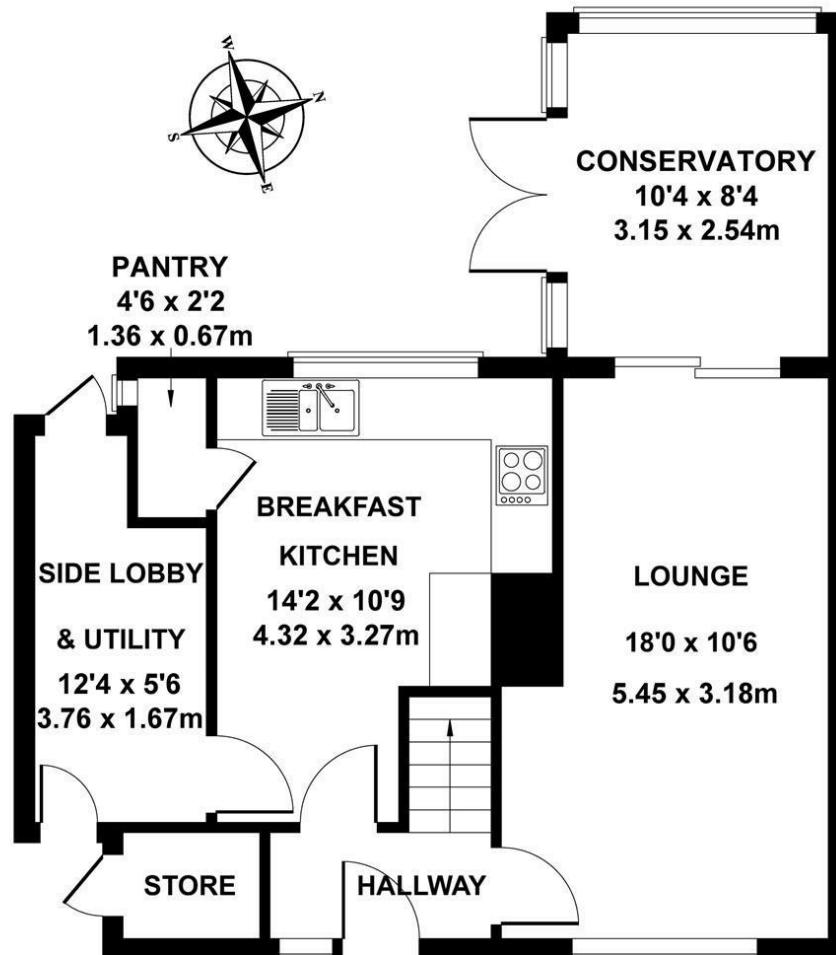
**DIRECTIONAL NOTE** Moor Lane is directly opposite our office in the Market Place. This particular property will be found on the left hand side clearly denoted by the Hammond Property Services For Sale board.

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

Council Tax Band **B**

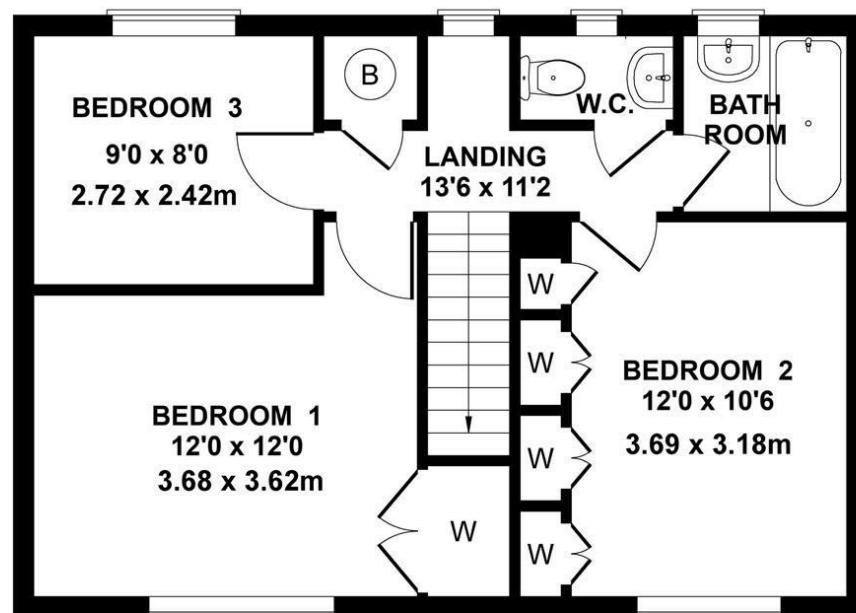
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Not to Scale.  
For Illustrative Purposes Only.

Approximate Gross Internal Area  
990 sq ft - 92 sq m





Double glazed entrance door with side window leading into the Hallway

#### HALLWAY

with a central heating radiator, staircase rising to the first floor landing, multi-paned glazed doors leading to

#### LOUNGE

18'0 x 10'6 (5.49m x 3.20m)

featuring a chimney breast with attractive contemporary fire surround, with marble hearth and brushed metal electric pebble effect fire, central heating radiator, UPVC double glazed window to the front aspect. A wonderful range of book shelving. Further sealed unit double glazed sliding patio door gives access through to the



### **CONSERVATORY**

10'4 x 8'4 (3.15m x 2.54m)

Part brick construction with UPVC double glazed side panels, pitched insulated double skinned polycarbonate roof, central heating radiator, two wall light points, wood effect laminate flooring and UPVC double glazed french doors leading to the patio area of the rear garden.

Returning to the entrance hall, a further multi-paned glazed door gives access through to the

### **BREAKFAST KITCHEN**

14'2 x 10'9 (4.32m x 3.28m)

A good sized L-shaped room having ample room for breakfast table with a range of re-fitted contemporary Ikea wall and base units with frosted glass fronted display cabinet, rolled edge laminate worksurface with inset stainless steel one and half bowl sink and drainer unit with chrome mixer tap and ceramic tiled splashbacks, integrated appliances including a four ring stainless steel Siemens gas hob with pull out Whirlpool extractor hood above, Siemens electric oven, plumbing for washing machine, space for further free standing appliance, wood effect laminate flooring, coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the rear garden. Further multi-paned glazed door gives access through to the





### **WALK-IN LARDER**

with a continuation of the wood effect laminate flooring with built-in base cupboard, further storage shelves, ceiling light point and window to the side aspect. Further multi-paned glazed door leads through to the

### **SIDE LOBBY / UTILITY ROOM**

12'4 x 5'6 (3.76m x 1.68m)  
wood effect laminate flooring, wall mounted electrical consumer unit, multi-paned glazed doors leading to the front and rear gardens.





### **FIRST FLOOR LANDING**

with an airing cupboard housing the gas central heating combination boiler with airing shelves above, UPVC double glazed window overlooking the rear garden with further doors leading to the

### **BEDROOM 1**

12'0 x 12'0 (3.66m x 3.66m )  
Double glazed window to the front elevation and a central heating radiator. Good sized built-in wardrobe with hanging rail, storage shelves and storage cupboards above.



**BINGHAM'S COMMUNITY ESTATE AGENT**

**01949 87 86 85**



### **BEDROOM 2**

12'0 x 10'6 (3.66m x 3.20m)

Double glazed window to the front elevation and a central heating radiator. A considerable range of fitted wardrobes with mirror-fronted doors, hanging rails and storage shelves above.

### **BATHROOM**

with a two piece coloured suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin with cupboard under, wall mounted chrome contemporary heated towel rail, ceramic tiled walls, ceiling light point, UPVC double glazed window to the rear aspect.





### **BEDROOM 3**

9'0 x 8'0 (2.74m x 2.44m)

Double glazed window overlooking the rear garden and a central heating radiator. Loft access.

### **SEPARATE W.C.**

with a white low flush W.C., a wall mounted wash basin and a double glazed window to the rear aspect.

### **OUTSIDE - FRONT**

The property is situated on a NO THROUGH ROAD within easy reach of the amenities of this very popular Market Town. Set back from the road with off street parking to the front for 2 vehicles, there is a mature shrubbery and hedging to a low maintenance landscaped garden with paved and blocked areas.





#### **OUTSIDE - REAR**

The current owners have created the perfect venue for entertaining family and friends and the rear garden is fully enclosed for safe play. Sensibly, an outside tap has been fitted. From the first cup of coffee and breakfast in the morning, to the lunchtime seating area and then the perfect relaxing venue from which to enjoy the last drops of Merlot... the extended patio enjoys tremendous privacy.





# FOR SALE

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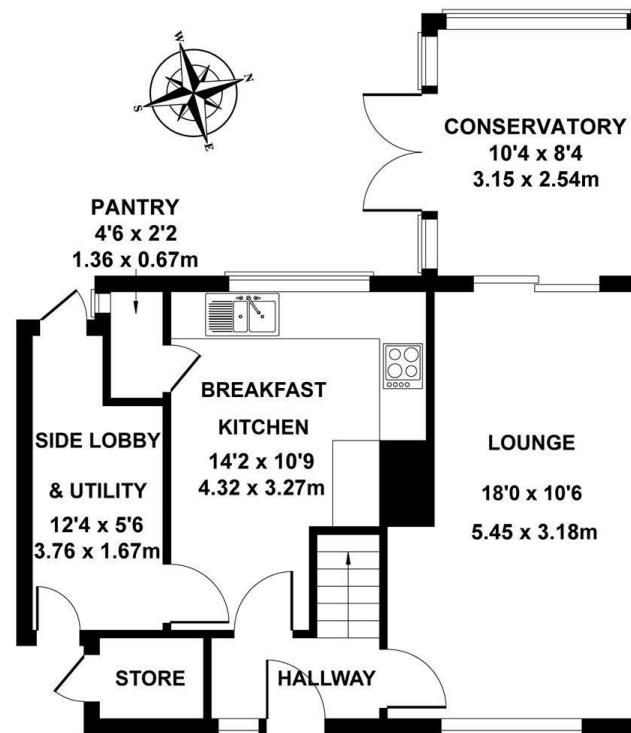
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To arrange a viewing of this property, please contact our office on 01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

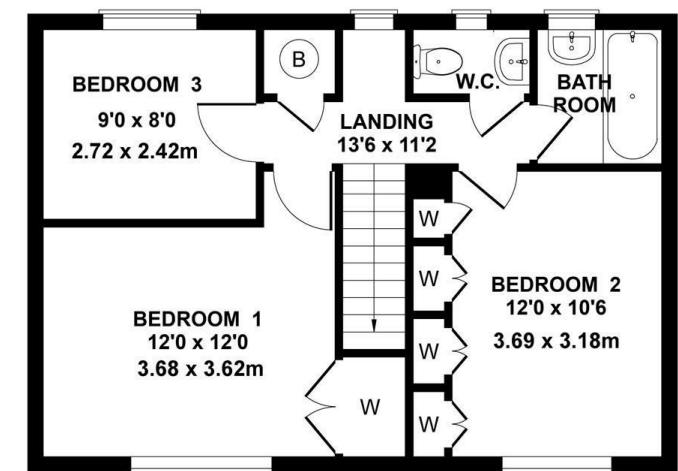
If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we do and how we do it!



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Steve Pritchett

Please contact us for a FREE discussion on our services

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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!