

**FOR SALE**

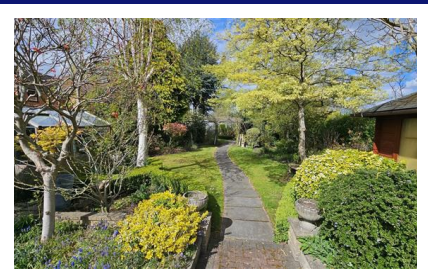
**01949 87 86 85**

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

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NG13 8AR

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**VICTORIA VILLA, 3 LONG ACRE, BINGHAM,  
NOTTINGHAMSHIRE NG13 8AF**

**PRICE £465,000**

## VICTORIA VILLA, 3 LONG ACRE, BINGHAM, NOTTINGHAMSHIRE NG13 8AF

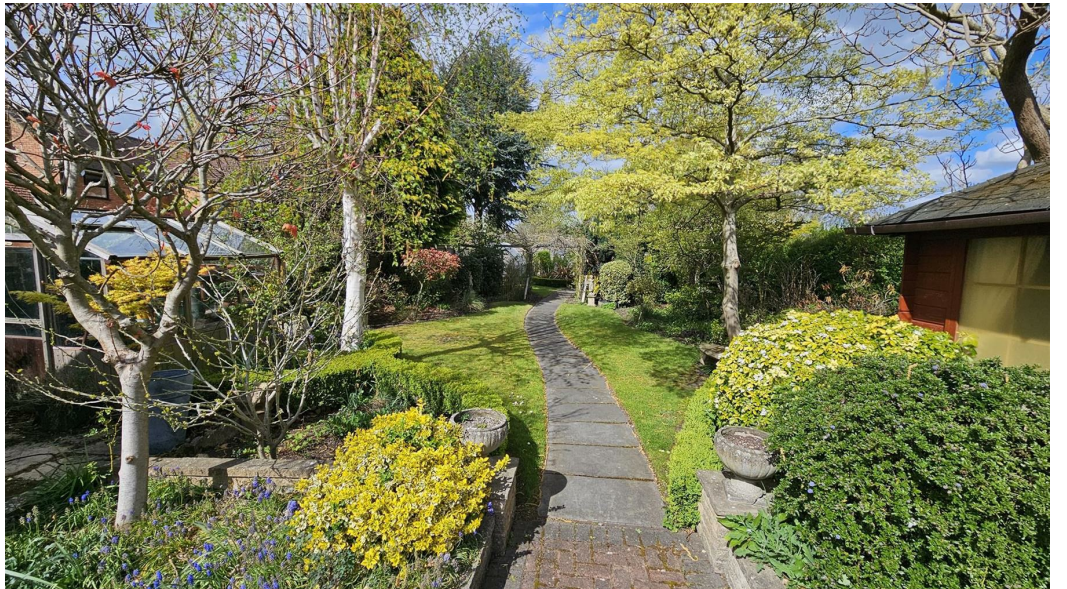
A substantial, Victorian (built around 1888 by the very highly regarded local builder James Walker) a 4 double bedrooled family home located within a setting of similar period properties that were built in Bingham around the turn of the last Century. Enjoying a very mature and sizeable plot, this type of property rarely comes to the market, with the current owners enjoying over 60 happy years at Victoria Villa hence the well-stocked and lovingly created garden over many years that provide a wonderful array of colour and texture throughout.

The property would be perfect for families either upsizing or locating into this vibrant and bustling Market Town and the accommodation is larger than average due to the generous room proportions and with an extended kitchen and secondary shower room to the rear, gas central heating, double glazing throughout, off street parking to the front.

The obvious conversion of the front two rooms, with the creation of a secondary kitchen and toilet facilities, will also attract those who might have a commercial, use as the property has been used a Hairdressers / Salon for many years and the property will be bought, as seen.

The accommodation comprises Entrance Porch & Reception Hall with the original spacious Lounge to one side (now extended with both kitchenette and W.C., and a separate Dining Room (waiting room) to the other, an internal hallway with stairs to the first floor, a spacious 'L' shaped dining lounge, a large and extended Kitchen to the rear, a utility room, shower room facilities and a Conservatory that overlooks the established rear gardens. To the first floor are four double Bedrooms, with the main enjoying en-suite shower facilities, and there is a separate bathroom on this level.

An open car-port to the right hand side leads to the GARAGE (15'0 x 9'8) and there is the benefit of a Summer House and two Greenhouses which will be included within the sale.



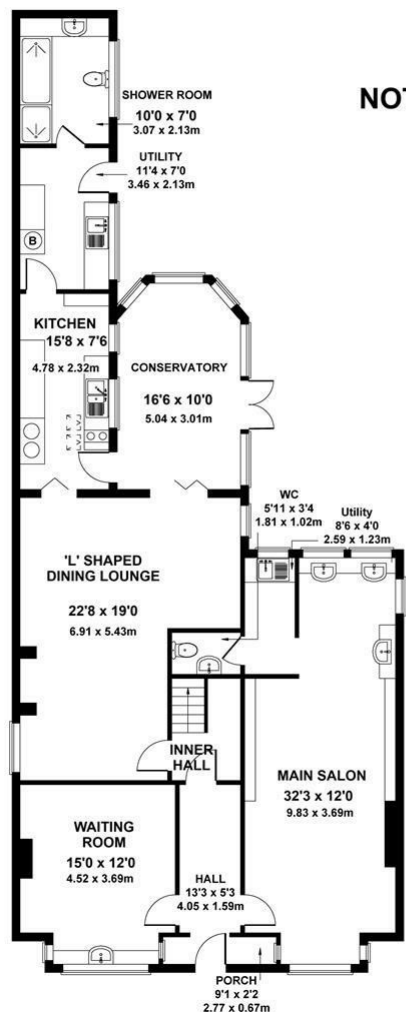
For the new owners of Victoria Villa, the property is only a 2 minute walk into the Centre of the Town; the Bingham Market Place with its extensive range of shops.

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!

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

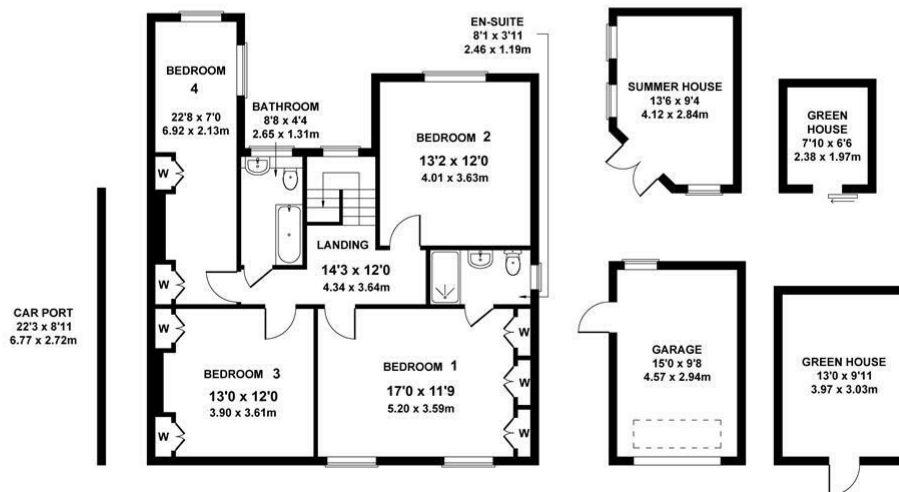
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS FLOOR AREA

2799 sq.ft. - 260 sq.m.



Council Tax Band **D**

**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre and, a couple of hundred yards later, you will find Number 3 on your right hand side, clearly denoted by our Hammond Property Services For Sale board. Please park on the driveway at the front for your viewing.

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

Having been the 'pride and joy' of the previous owners over many, many years, the rear of the property is a Gardener's Delight with many planting areas, mature shrubs, colourful and shaped beds... and now it's your turn now to continue the maintenance and care of such a wonderful feature that is so seldom found... a well-created, established and very much cherished garden. There is useful gated access to Bingham's main Car Park, which is approached off Newgate Street.



Half glazed entrance door into the

**ENTRANCE PORCH**

with an open archway into the

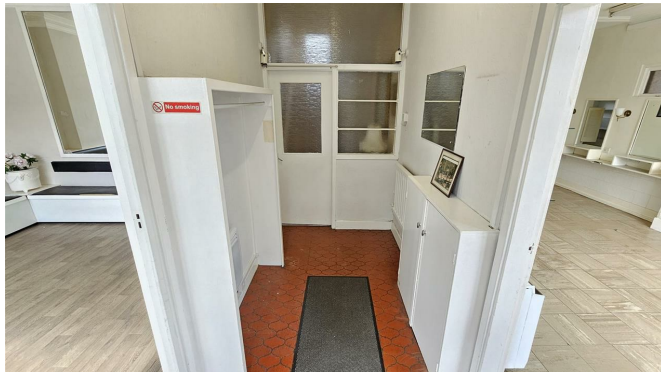
**RECEPTION HALLWAY**

13'3 x 5'3 (4.04m x 1.60m)

with its original high ceiling.

**MAIN SALON AREA**

32'3 x 12'0 (9.83m x 3.66m)





**KITCHENETTE & CLOAKROOM**

10' x 8'6 (3.05m x 2.59m)

**WAITING ROOM**

15'0 x 12'0 (4.57m x 3.66m)





**INNER HALLWAY**

Traditional staircase rising in two flights to the first floor landing with half landing window. Central heating radiator.

**OPEN PLAN & 'L' SHAPED DINING LOUNGE**

22'8 x 19'0 (6.91m x 5.79m) with numerous central heating radiators and a feature fireplace. Tri-fold doors into the Conservatory and a door into the





**KITCHEN AREA**

15'8 x 7'6 (4.78m x 2.29m)

Double glazed window overlooking the rear garden, a double glazed door leading into the Conservatory.

**CONSERVATORY**

16'6 x 10'0 (5.03m x 3.05m)

with double glazed windows to the side and rear with further double glazed double doors leading onto the large and very private patio area.





### **UTILITY ROOM**

11'4 x 7'0 (3.45m x 2.13m)

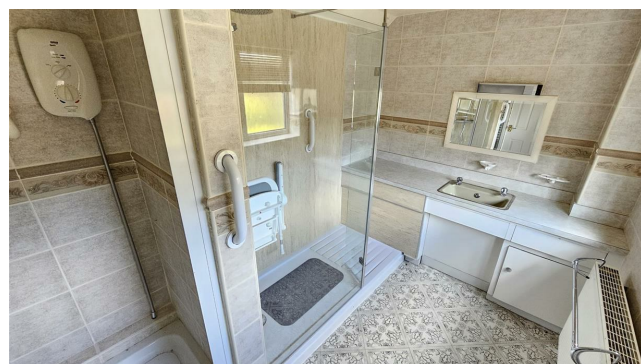
A useful bonus room with plumbing for automatic washing machine and an original double arched brick thrall and tiled flooring.

### **GROUND FLOOR SHOWER ROOM**

a fully tiled room with a four piece suite consisting a corner shower enclosure, a walk-in shower, a wash hand basin set within a vanity unit, and a low level W.C.. Double glazed window.

### **FIRST FLOOR LANDING**

accesses from a traditional dog-leg return balustraded staircase. Double glazed window to rear aspect above the half landing stage. Corniced ceiling. Series of quarter panelled original doors opening to





### **BEDROOM 1**

17'0 x 11'9 (5.18m x 3.58m)

Two double glazed period style windows with double glazed windows. High corniced ceiling. Built-in wardrobes. A door into the

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

a fully tiled room with a three piece suite consisting a shower enclosure, a pedestal wash hand basin, and a low level W.C. and a double glazed window to the side.

### **FAMILY BATHROOM**

A family bathroom comprising a deep bath, a wash-hand basin and low level W.C. Double glazed window and a central heating radiator.





**BEDROOM 2**

13'2 x 12'0 (4.01m x 3.66m )  
with a central heating radiator and a  
double glazed window overlooking the  
rear garden.

**BEDROOM 3**

13'0 x 12'0 (3.96m x 3.66m)  
with a central heating radiator and a  
double glazed window overlooking the  
front. Built-in wardrobes.





**EXTENDED BEDROOM 4**

22'8 x 7'0 (6.91m x 2.13m)

with a central heating radiator and double glazed windows overlooking the rear garden and the block-paved patio area. An original feature fireplace. Built-in wardrobes.





### **OUTSIDE - FRONT**

The property is set back from Long Acre behind an open area of off-street parking for numerous vehicles. A gated side driveway leads a detached single car garage with both front and a side access door from the garden area.

### **OUTSIDE - REAR**

Having been the 'pride and joy' of the previous owners over many, many years, the rear of the property is a Gardener's Delight with many planting areas, mature shrubs, colourful and shaped beds... and now it's your turn now to continue the maintenance and care of such a wonderful feature that is so seldom found... a well-created, established and very much cherished garden. There is useful gated access to Bingham's main Car Park, which is approached off Newgate Street. The two greenhouses and the garden shed will be included within the sale.



**Hammond**  
Property Services

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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!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



**akerspritchett.com**

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