

**FOR SALE**

**01949 87 86 85**

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

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**12 COWDELL GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7AG**

**£364,950**

## 12 COWDELL GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AG

Your next home? This beautifully presented three bedroom detached David Wilson home, (built to the very popular Hadley Design and completed in only 2021) on the much sought after Development of Romans' Quarter in Bingham - with a wealth of quality upgrades that the owners have recently installed throughout... no expense spared... including a NEW Symphony integrated kitchen with granite work surfaces, NEFF hob, oven, Bosch microwave, extra units and pantry cupboard. Upgraded bathroom facilities and shower / screen and landscaped gardens... just take a look at the photographs... with the bonus of a spacious Orangery that overlooks the rear garden.

From the hallway are the light and bright large lounge, cloakroom with W.C., and the separate dining kitchen with adjacent utility room and the new Orangery. To the first floor are three double bedrooms, with the main bedroom enjoying en-suite shower facilities and the family bathroom serving the other two bedrooms.

The landscaped gardens to the side have been beautifully created and designed to provide both colour and block paved patio area for those who enjoy al fresco dining during those balmy summer evenings and the perfect venue from which to enjoy the last drops of Merlot as the sun slowly disappears.

A beautifully presented family home... in Show Home condition.

There is a side driveway for 2 vehicles and a GARAGE with both power and light and gated access to the rear garden.

Within a short stroll (3/4 of a mile) is Bingham Market Place where there are a range of shops as well as a brilliant Bus and Train services to Nottingham City Centre and Grantham.

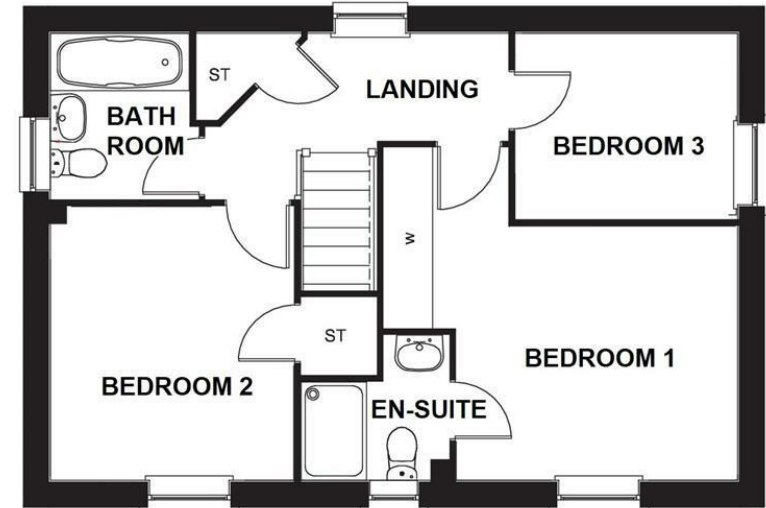
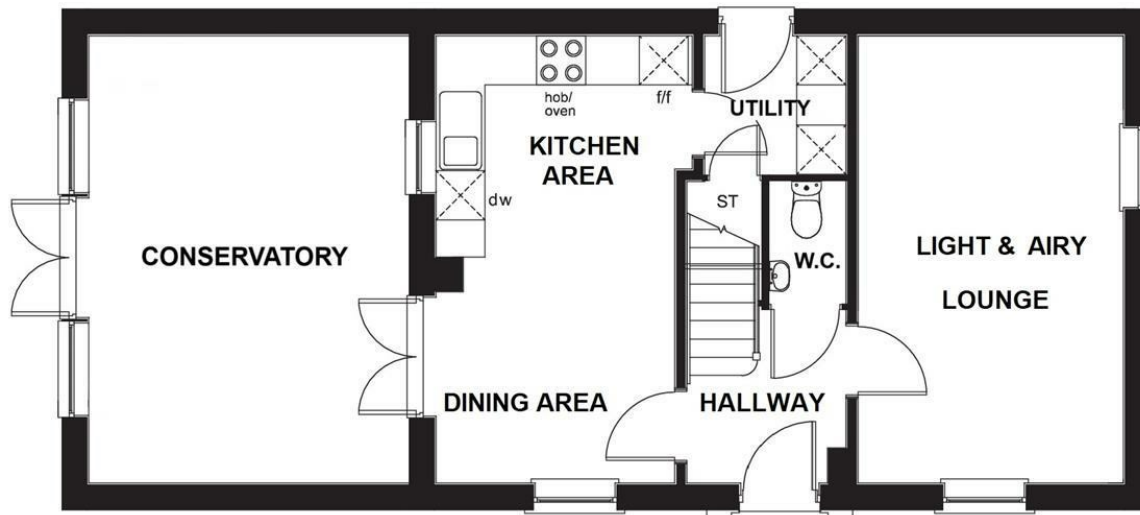
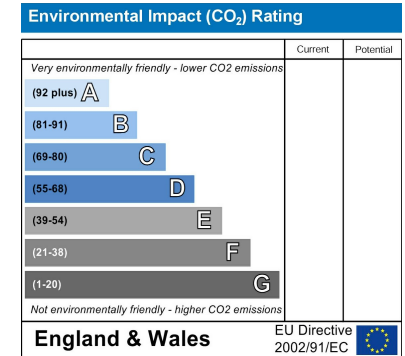
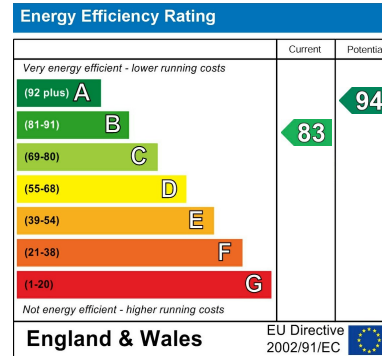


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, Penson Gardens on the right and then Henshaw Drive on the left, turn next right into Cabourn Drive and turn left at the T Junction. Turn right onto Cowdell Grove and this particular property will be found on the right hand side, clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code: NG13 7AG**

**Council Tax Band**

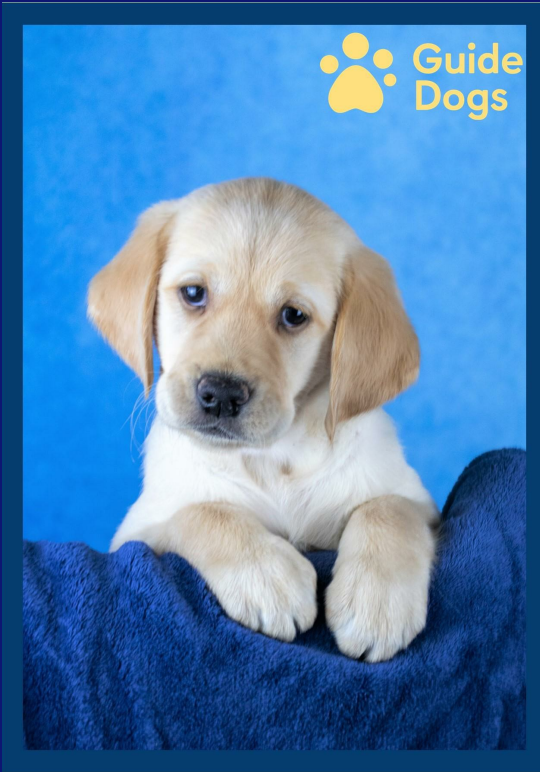
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Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! Bingham enjoys a wonderful range of supermarkets 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.

For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.

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.

See all our properties at  
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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

## 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



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with a composite entrance door with outdoor lights leads through to

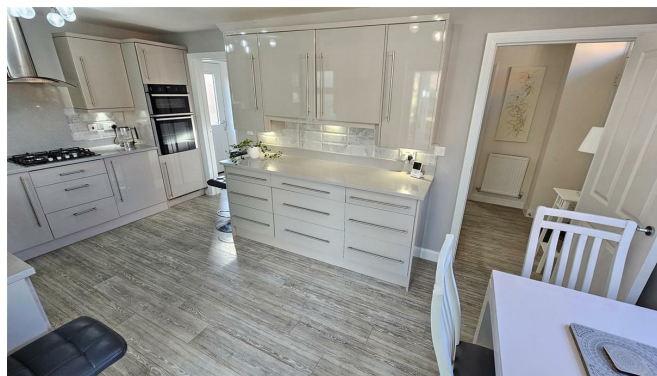
**ENTRANCE HALLWAY**

Stairs rising to the first floor, central heating radiator, tiled flooring and doors leading through to the

**DINING KITCHEN**

18'0 x 10'3 (5.49m x 3.12m)

with "L" work surfaces with drawers and cupboards under. Wall mounted cupboard units. Gas hob with electric oven under and extractor fan over. Integrated dishwasher, and fridge/freezer. Double glazed double doors to the extended patio area. Raised splash backs and tiled flooring. Single drainer sink unit with mixer tap. Double glazed windows to the front and side.





### **KITCHEN AREA**

A NEW Symphony integrated kitchen with NEFF double oven, 4 ring gas hob, Bosch microwave, extra units and pantry cupboard with granite work surfaces, drawers and cupboards under. Wall mounted cupboard units with under lighting. Deep pan drawers. Integrated dishwasher. Stainless steel sink unit with swanhead mixer tap set within Island. Recessed spot lights and upgraded feature lighting. Central heating radiators.

### **UTILITY ROOM**

5'8 x 5'6 (1.73m x 1.68m) with surfaces with cupboards under and over. Plumbing for washing machine. Double glazed door to the rear driveway. Tiled flooring.



### **ORANGERY**

with double glazed double doors leading into the block paved patio area.





**LOUNGE**

18'0 x 10'8 (5.49m x 3.25m)  
with double glazed windows to the front and side and with two central heating radiators.

**DOWNSTAIRS CLOAKROOM**

Half tiled room with a low level flush W.C, wash hand basin, a central heating radiator. Fitted mirror.





### **FIRST FLOOR LANDING**

with a window to the rear and a central heating radiator. Useful airing cupboard.

### **BEDROOM 1**

14'2 x 13'3 (4.32m x 4.04m)

Double aspects double glazed windows to front and side elevation, central heating radiator, fitted wardrobes with shelving and hanging and a door to En-suite shower.

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

with walk in shower, pedestal wash basin and low flush W.C. Double glazed window, complementary tiling and central heating towel radiator and recessed down lighting.



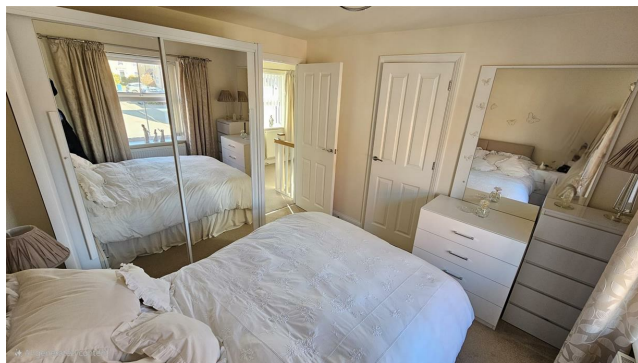


### **BEDROOM 2**

11'3 x 9'9 (3.43m x 2.97m)  
with a central heating radiator and a double glazed window overlooking the front. Built-in wardrobes with mirror-fronted doors. Useful over-stairs cupboard.

### **FAMILY BATHROOM**

Fitted with panel bath with shower over and screen, wash hand basin, low level flush W.C, double glazed window to rear elevation and central heating radiator. Recessed lighting.





### **BEDROOM 3**

9'0 x 7'6 (2.74m x 2.29m)

with a central heating radiator and a double glazed window overlooking the side.

### **OUTSIDE - FRONT & SIDE**

To the side of the property is long driveway providing off street parking for three vehicles and leading to the **DETACHED GARAGE** (with sockets, light and a car charger) and gated access to the rear garden. In addition, outdoor lighting has been thoughtfully fitted. To the rear of the **GARAGE** is a further area of raised beds for those green-fingered amongst us.





### **OUTSIDE - REAR**

The landscaped gardens to the side have been beautifully created to provide both colour and large patio area for those who enjoy al fresco dining during those balmy summer evenings and the perfect venue from which to enjoy the last drops of Merlot as the sun slowly disappears. Mature shrubs and plantings throughout, this is a garden of sheer delight... and it is all done for you! An outside tap has been sensibly attached to the kitchen wall.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



**akerspritchett.com**

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A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** 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!