

FOR SALE

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**12 MARRIOTT STREET, BINGHAM,
NOTTINGHAM, NOTTINGHAMSHIRE NG13 7AQ**

£310,000

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*** RECEIVE £50 of JOHN LEWIS VOUCHERS IF YOU BUY THIS PROPERTY THROUGH HAMMOND PROPERTY SERVICES - Book your viewing now!!! ***

A semi-detached family home completed by Barratt Homes to their very popular Kingsville design in 2021 with an enviable position on a crescent. With four bedrooms, a large open plan family / dining room, separate Home Office / Bedroom 4 and a downstairs cloakroom. To the first floor is a spacious lounge, the main bedroom with en-suite shower room and to the second floor are two further double bedrooms serviced by the family bathroom.

The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the front, an electric charging point and a GARAGE.

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!

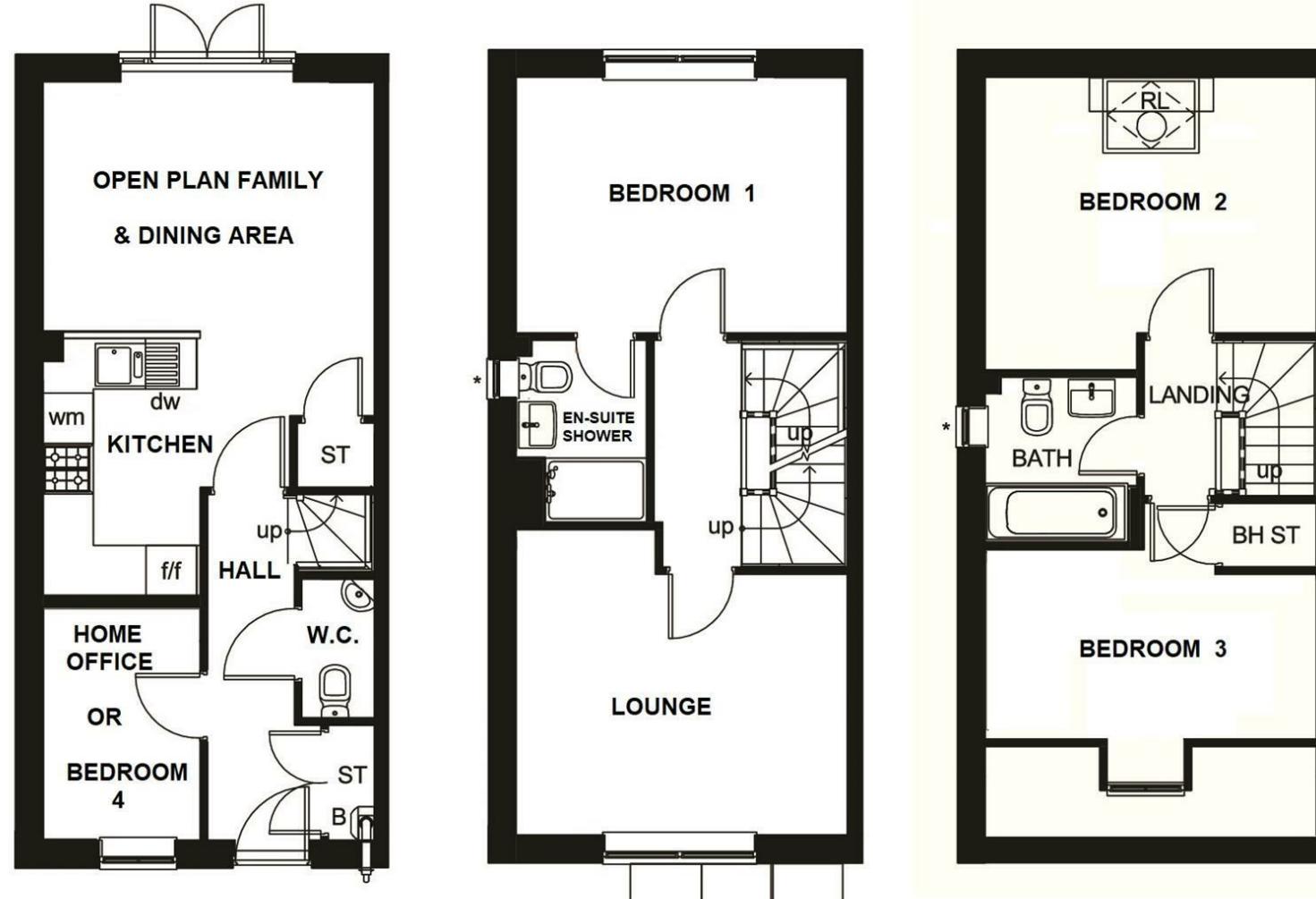
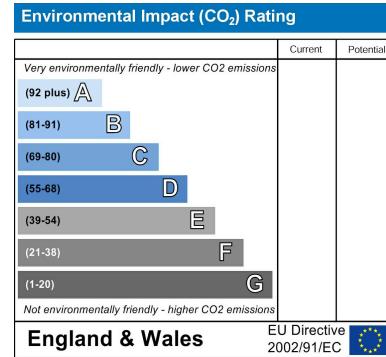
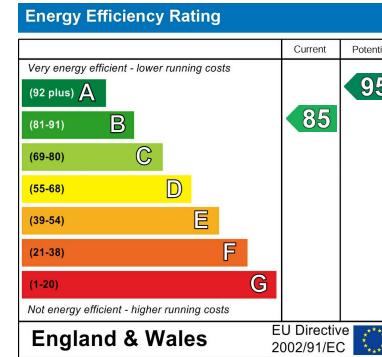
For the current owners, the property is only a 20 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.



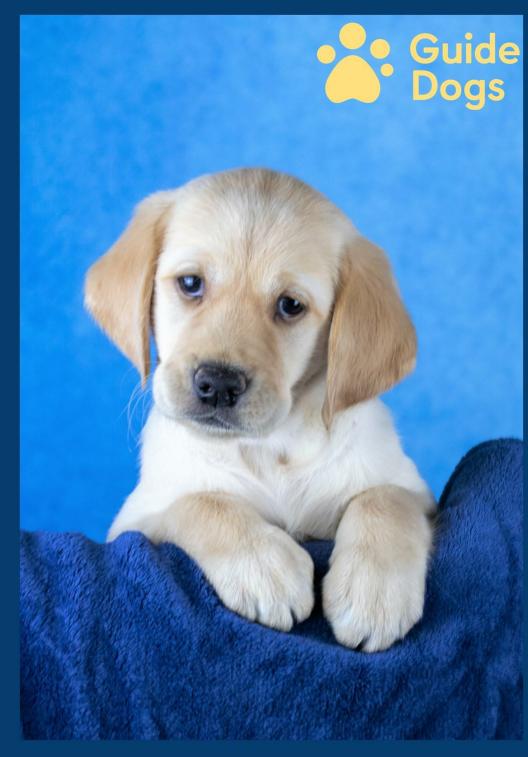
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development).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

For Sat Nav use Post Code: NG13 7AQ

Council Tax Band **D**



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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at
[onTheMarket.com](https://www.onthemarket.com)



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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



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year for this extremely important Charity.

[childline](http://childline.org.uk)

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childline.org.uk | 0800 1111



B.H.T.A.
BINGHAM HERITAGE TRAILS ASSOCIATION



football in the community



1st Bingham Scouts



For more details, email sponsorship@hammondpropertyservices.com

Composite entrance door leads through to

ENTRANCE HALLWAY

Stairs rising to the first floor, central heating radiator, wood effect flooring, useful cloaks cupboard with central heating boiler and doors leading through to:

OPEN PLAN FAMILY & DINING AREA

16'0 x 13'0 (4.88m x 3.96m)
with double glazed double doors leading on to the patio area of the rear garden. Central heating radiator and under stairs storage cupboard.

KITCHEN AREA

10'0 x 6'0 (3.05m x 1.83m)
with wood effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and electric oven under. Integrated fridge, freezer and dishwasher. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Wood effect flooring.



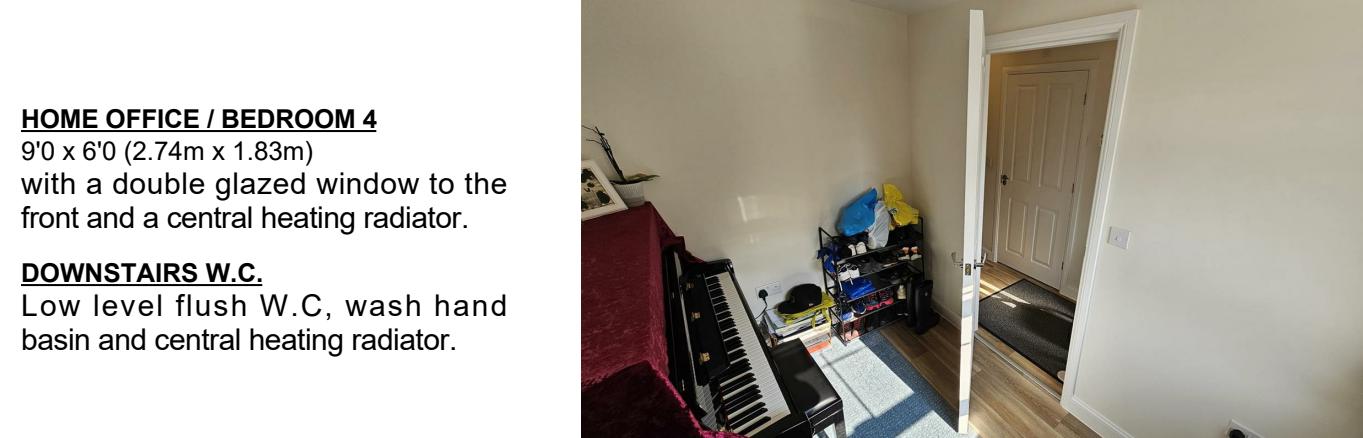


HOME OFFICE / BEDROOM 4

9'0 x 6'0 (2.74m x 1.83m)
with a double glazed window to the front and a central heating radiator.

DOWNSTAIRS W.C.

Low level flush W.C, wash hand basin and central heating radiator.



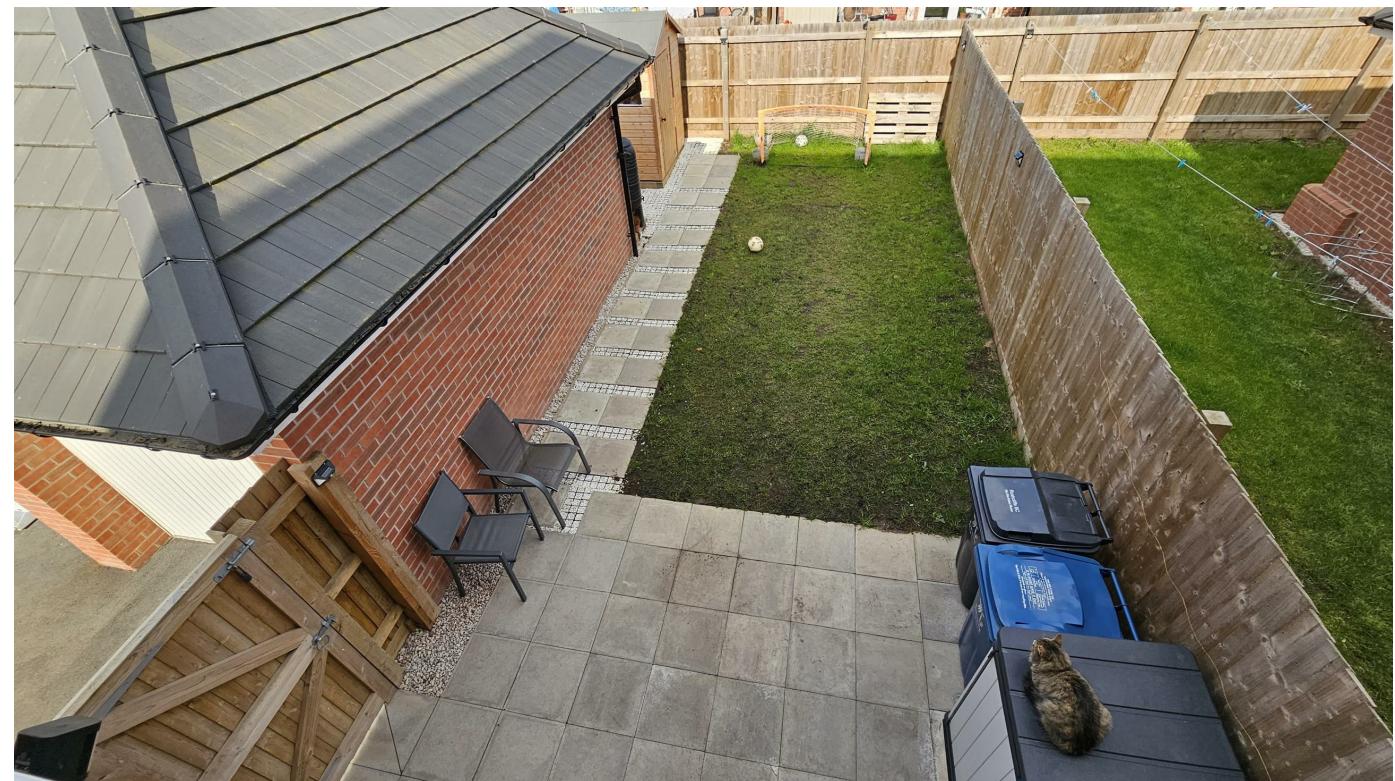


FIRST FLOOR LANDING

Doors leading through to;

LOUNGE

13'0 x 12'0 (3.96m x 3.66m)
with a double glazed window to the front
and a central heating radiator.



**BEDROOM ONE**

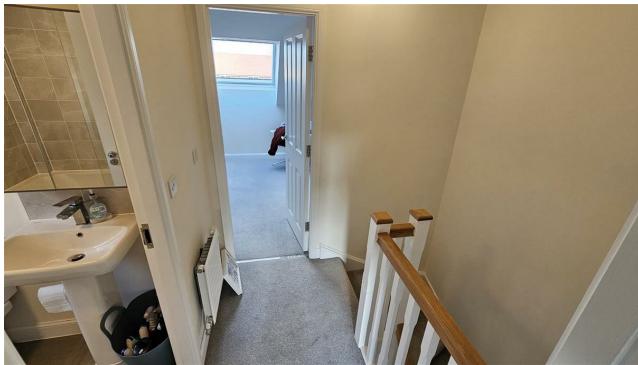
13'0 x 10'0 (3.96m x 3.05m)

Double glazed window to the rear elevation, central heating radiator and door to En-suite shower.

EN-SUITE SHOWER ROOM

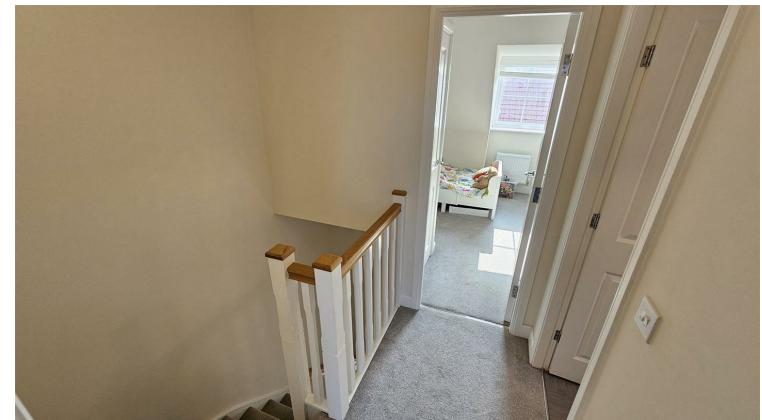
Large double shower, low level flush W.C, wash hand basin and double glazed window to side elevation.

SECOND FLOOR LANDING



BEDROOM TWO

13'0 x 11'6 (3.96m x 3.51m)
Double glazed velux window to the rear elevation and a central heating radiator.
Useful storage cupboard / wardrobe.





BEDROOM THREE

13'0 x 11'0 (3.96m x 3.35m)

Double glazed dormer window to the front elevation and a central heating radiator. Useful cupboard.



FAMILY BATHROOM

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



OUTSIDE

To the front of the property is driveway providing off street parking for two vehicles, an electric car charging point and a GARAGE. Gated access to the rear garden. In addition, an outdoor light has been thoughtfully fitted to the front.

LANDSCAPED REAR GARDEN

A well thought out landscaping of the rear garden includes side pathway and the patio area that is perfect for those who enjoy al fresco dining during those balmy summer months. There is a hard standing for a garden shed and an outside tap has been sensibly added.





Rosie Chick

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