

FOR SALE

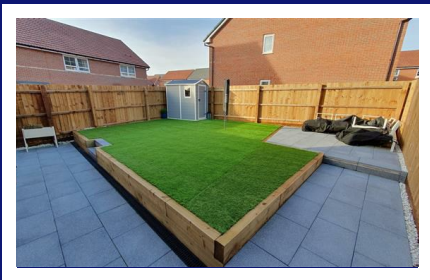
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**4 HENSHAW DRIVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AN**

£289,995

4 HENSHAW DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AN

*** 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 Maidstone design in 2022 with an enviable position overlooking a green and grassed area with a range of play equipment. With fitted extras including dual hanging fitted wardrobes to bedrooms 1 and 2, and tiled flooring to the hall, cloakroom and kitchen areas. The landscaping of the rear garden now includes a raised area of artificial grass for easy maintenance and a large area of patio for those who enjoy al fresco dining.

With a hallway, large open plan kitchen / diner, separate lounge and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and two further bedrooms serviced by the family bathroom. The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the side and an electric charging point has been sensibly provided.

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! 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.

There is a Service Charge of £91.00 per annum towards the maintenance of the Green Areas of the Development.



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, take the first turning on the left onto Henshaw Drive and this particular property will be found immediately on the right hand side clearly denoted by the Hammond Property Services For Sale board.

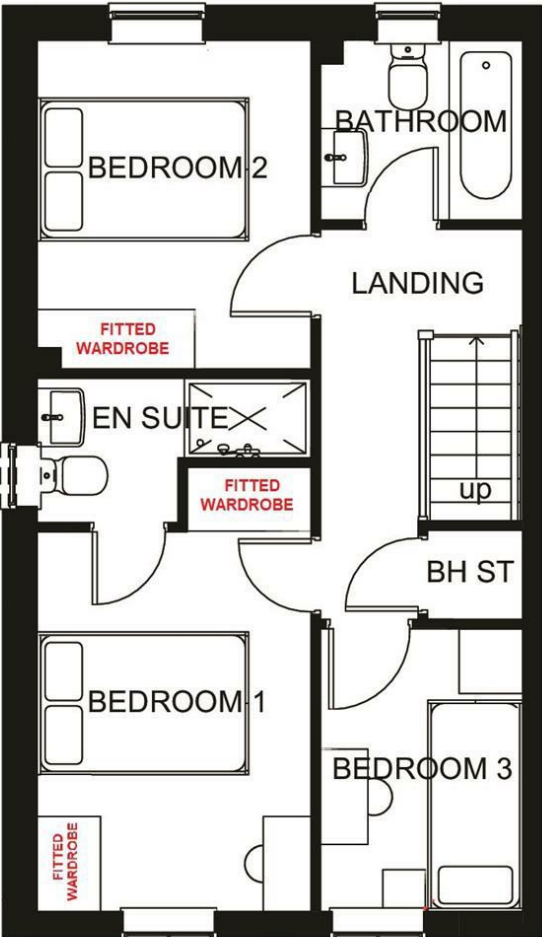
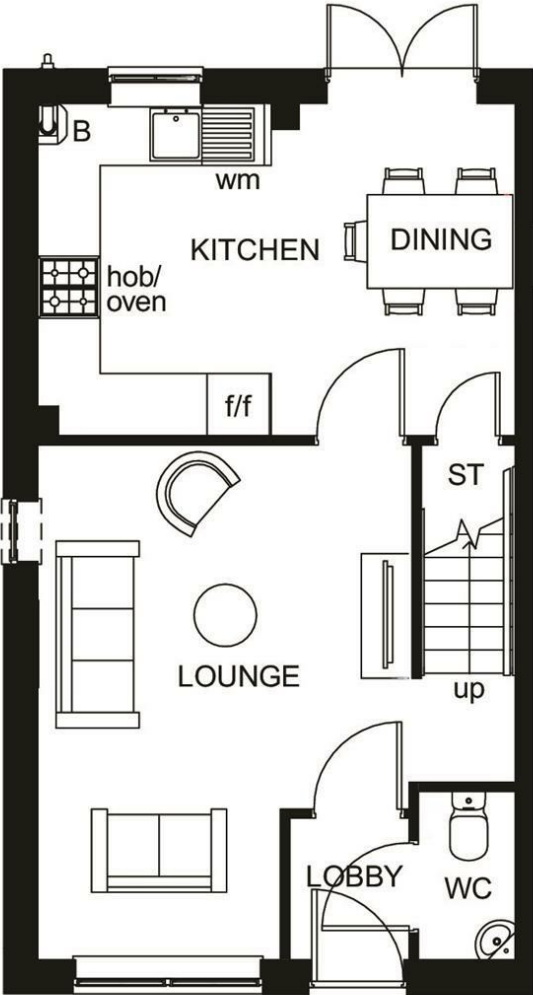
For Sat Nav use Post Code: **NG13 7AN**

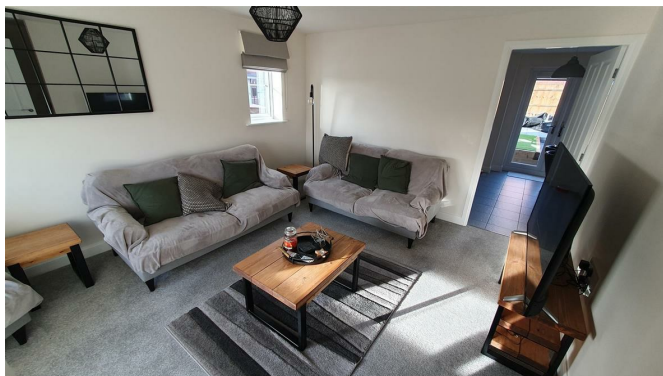
Council Tax Band

C

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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





Entrance door leads through to

RECEPTION HALLWAY

with a tiled flooring and doors to

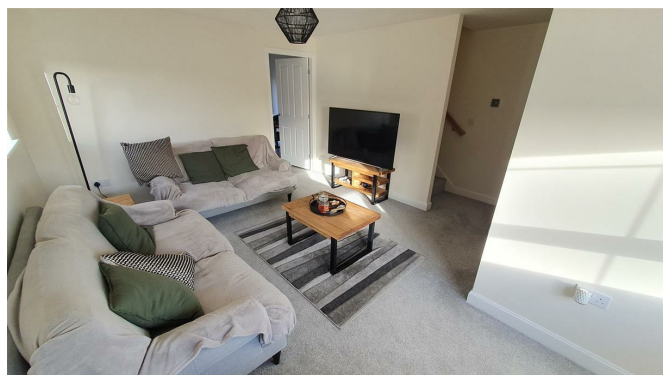
DOWNSTAIRS CLOAKROOM

Low level flush W.C, corner wash hand basin and a continuation to the tiled flooring.

LOUNGE

16'3 x 12'0 (4.95m x 3.66m)

with a double glazed window to the front and side elevations and a central heating radiator.





OPEN PLAN KITCHEN / DINING AREA

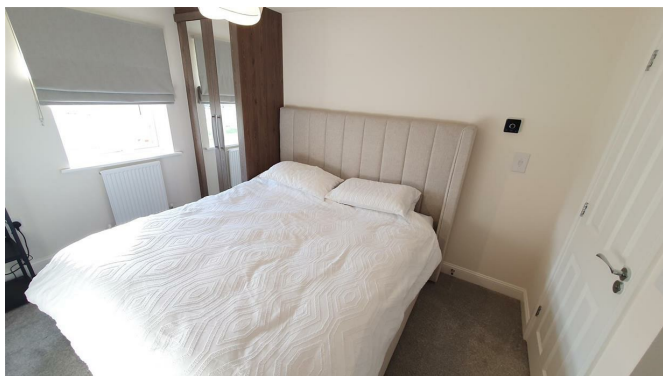
15'0 x 10'6 (4.57m x 3.20m)

with marble 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. Large inset stainless steel sink unit with swanhead mixer tap. Tiled flooring.

DINING AREA

with double glazed double doors leading to the fully landscaped and westerly facing sunny rear garden, tiled flooring. Central heating radiator and very useful and large under-stairs storage cupboard.





LANDING

From the hallway, stairs rise to the first floor landing with doors to the following;

BEDROOM ONE

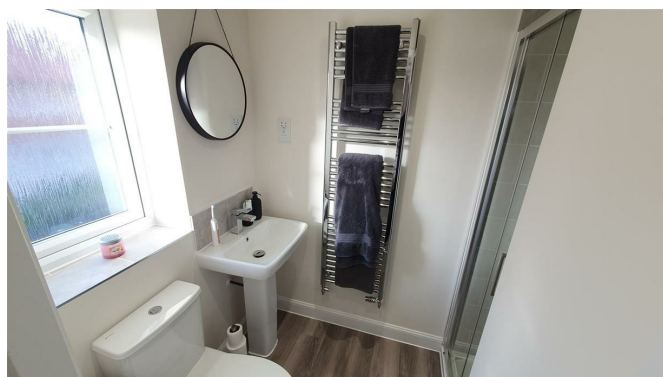
14'0 x 8'6 (4.27m x 2.59m)

Double glazed window to the front elevation, two built-in wardrobes with double hanging and a central heating radiator.

EN-SUITE SHOWER ROOM

7'2 x 5'11 (2.18m x 1.80m)

Double glazed window to side elevation, low level flush W.C., wash hand basin, a double shower cubicle and a vertical towel radiator.





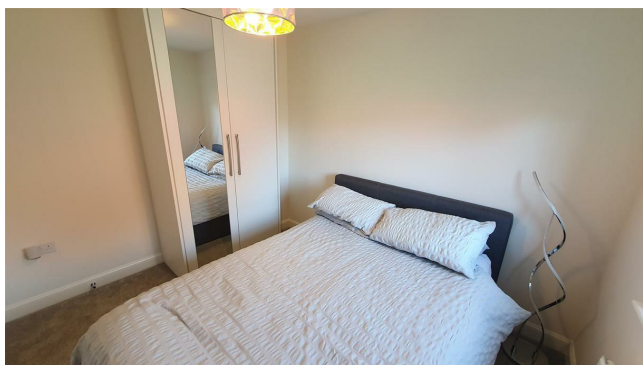
BEDROOM TWO

10'3 x 8'6 (3.12m x 2.59m)

with a double glazed window to the rear elevation, a central heating radiator and a fitted double wardrobe.

FAMILY BATHROOM

with a three piece suite comprising a panelled bath with screen and shower over, a low flush W.C. and a wash hand basin. Double glazed window to the rear elevation and a central heating radiator.





BEDROOM THREE

8'9 x 6'4 (2.67m x 1.93m)

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

OUTSIDE

The property is located opposite an open grassed and play area giving a wonderful feeling of space. To the side of the property is driveway providing off street parking for two vehicles and gated access to the rear garden. To the rear is a further landscaped, fully enclosed and artificially lawned garden with a feature sitting and sitting trap area. The large patio area is perfect for those who enjoy private al fresco dining during those balmy summer months.

