

**FOR SALE**

**01949 87 86 85**

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

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**25 STARNHILL WAY, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8ZT**

**GUIDE PRICE £365,000**

# 25 STARNHILL WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8ZT

PRICE GUIDE £365,000 - £375,000

What a beautiful and stunning 4 bedrooomed detached family home... and, for those who now have a requirement for a HOME OFFICE (THE BEST AT THIS PRICE RANGE?), the professional conversion of part of the garage has now created an insulated and plastered office with recessed lighting, full wiring with a wall mounted electric radiator, laminate flooring and a run of storage cupboards with working area over... perfect for modern living in 2025!

Nicely tucked away towards the end of the cul-de-sac.... far enough away from the hustle and bustle of the main roads and the property has been beautifully maintained by the current owners and, being on a corner plot, enjoys plenty of light due to the open aspects to the east, south and west.

Situated on the select Linden Homes 'Bluebell Development', close to all the local major road links and within the catchment area for Carnarvon Primary School. There are standard benefits from gas central heating and UPVC double glazing.

Priced to ensure a speedy sale to enable an onward purchase... CALL NOW ON 01949 87 86 85 TO ARRANGE YOUR VIEWING BEFORE ITS TOO LATE!

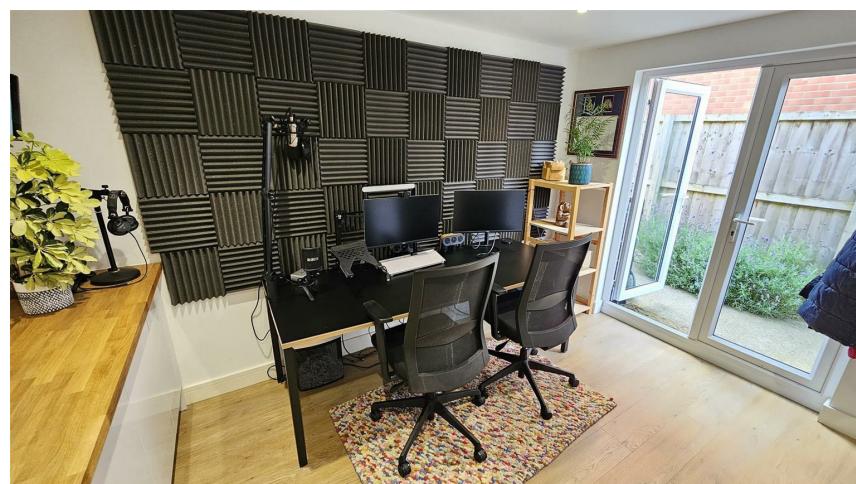
Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.



## THE BEST HOME OFFICE AT THIS PRICE RANGE?

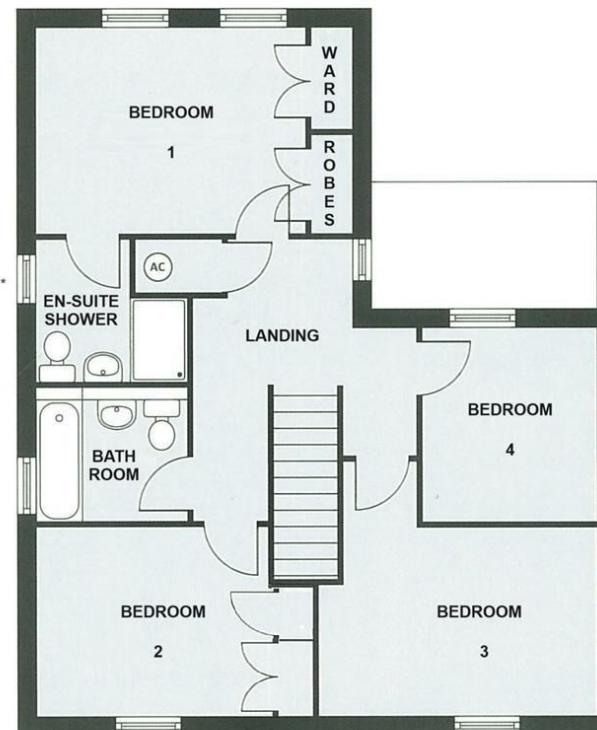
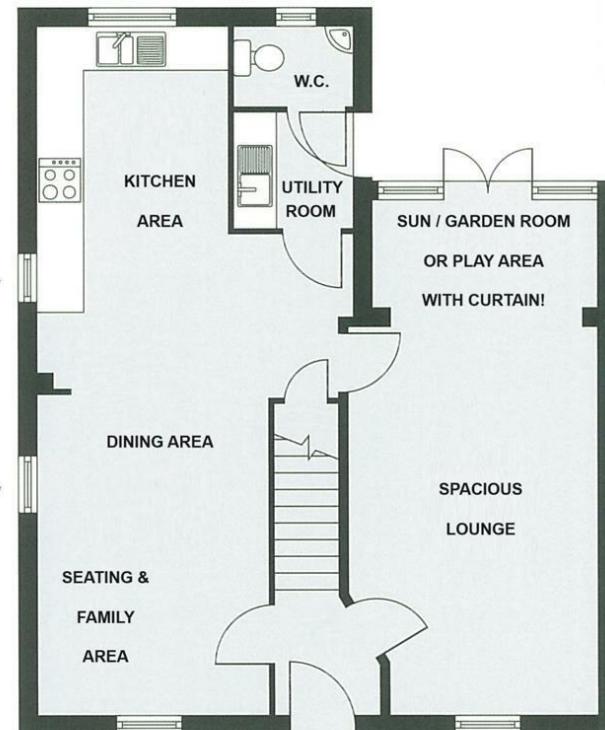
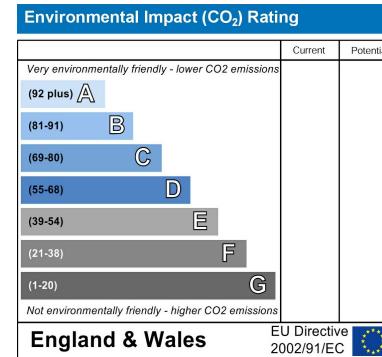
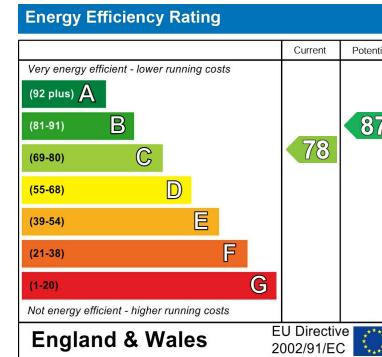
**For those who now have a requirement for a HOME OFFICE, the professional conversion of part of the garage has now created an insulated and plastered office with recessed lighting, full wiring with a wall mounted electric radiator, laminate flooring and a run of storage cupboards with working area over... perfect for modern living in 2024!**



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn left into Starnhill Way and follow the road around until approaching the end of the cul-de-sac; where the property will be then found on the left hand side, clearly identifiable by our Hammond Property Services for sale board.

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

Council Tax Band **E**





Panelled and double glazed entrance door into the hallway

**ENTRANCE HALLWAY**

with a central heating radiator and stairs rising to the first floor.

**DINING LIVING KITCHEN**

31'9 x 14'6 (9.68m x 4.42m)

Family Area - a central heating radiator and double glazed windows to two elevations.



Dining Area - Under stairs storage cupboard.





### **KITCHEN AREA**

Fitted with a range of white finished wall and base units with dark work surfaces over incorporating a 1½ bowl sink / drainer with mixer tap, integrated dishwasher, built in Zanussi electric fan oven, Zanussi gas hob, stainless steel canopy with extractor fan, double glazed windows to the side and rear aspects, central heating radiator, tiled flooring and an under-stairs storage cupboard. Boiler cupboard housing the gas fired boiler.



### LOUNGE & GARDEN ROOM / PLAY AREA

24'6 x 11'6 (7.47m x 3.51m)

Double glazed window to the front aspect and two central heating radiators. To the rear is a perfect garden room or play area from which to enjoy the garden views which has a glass roof and French doors leading out to the rear garden. Sensibly, a curtain has been fitted to create a more relaxing ambience for "Grown-ups time" to give a more snug feel to this room.

### UTILITY ROOM

Base unit with work surface over incorporating a sink/drainer with mixer tap, plumbing for a washing machine, radiator and an external door leading out to the rear garden. Extractor fan.

### CLOAKROOM / W.C.

Low flush W.C., wash hand basin, a central heating radiator, double glazed window to the rear aspect, part tiled walls, tiled flooring. Extractor fan.





### **LANDING**

with access to the loft and a central heating radiator.

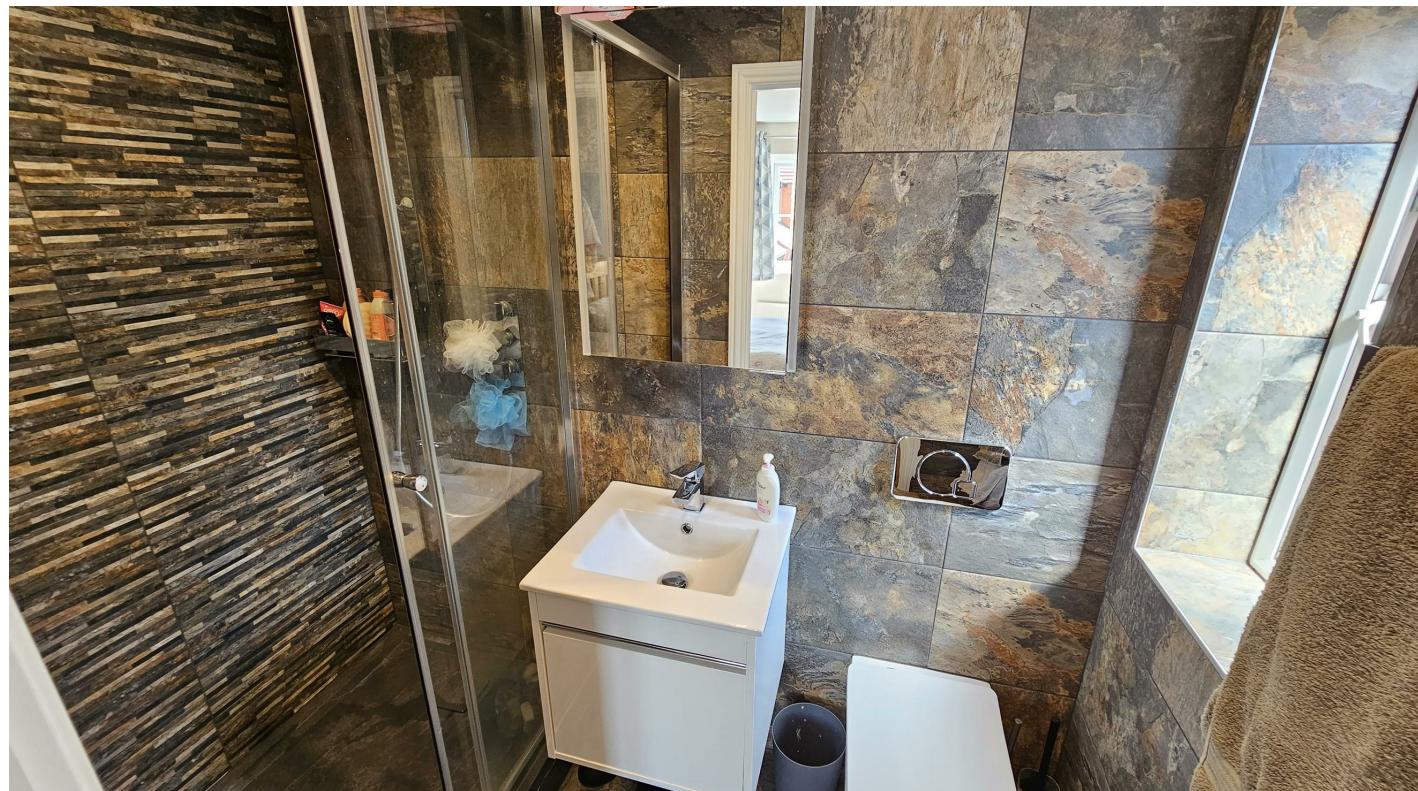
### **BEDROOM ONE**

14'0 x 12'0 (4.27m x 3.66m)

Twin built in double wardrobes, a central heating radiator and two double glazed windows to the rear aspect.

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

Brand new in August 2021...Fitted with double shower cubicle with mains shower, contemporary tiled walls and floor, wash hand basin with storage, concealed cistern W.C unit, double glazed window, modern heated towel rail, HiB illuminated mirror with storage and shaver point.





#### **BEDROOM TWO**

10'6 x 8'9 (3.20m x 2.67m)

Built in airing cupboard and double wardrobe, central heating radiator and a double window to the front aspect.



#### **BEDROOM THREE**

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

A central heating radiator and a double glazed window to the front aspect.

#### **FAMILY BATHROOM**

Panelled bath with a mixer tap shower attachment, concealed cistern WC, wall mounted wash hand basin, complementary tiling to walls, heated towel rail and a double glazed window to the side aspect.





#### **BEDROOM FOUR**

11'9 x 11'9 (3.58m x 3.58m)

A central heating radiator and a double glazed window overlooking the rear garden.

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

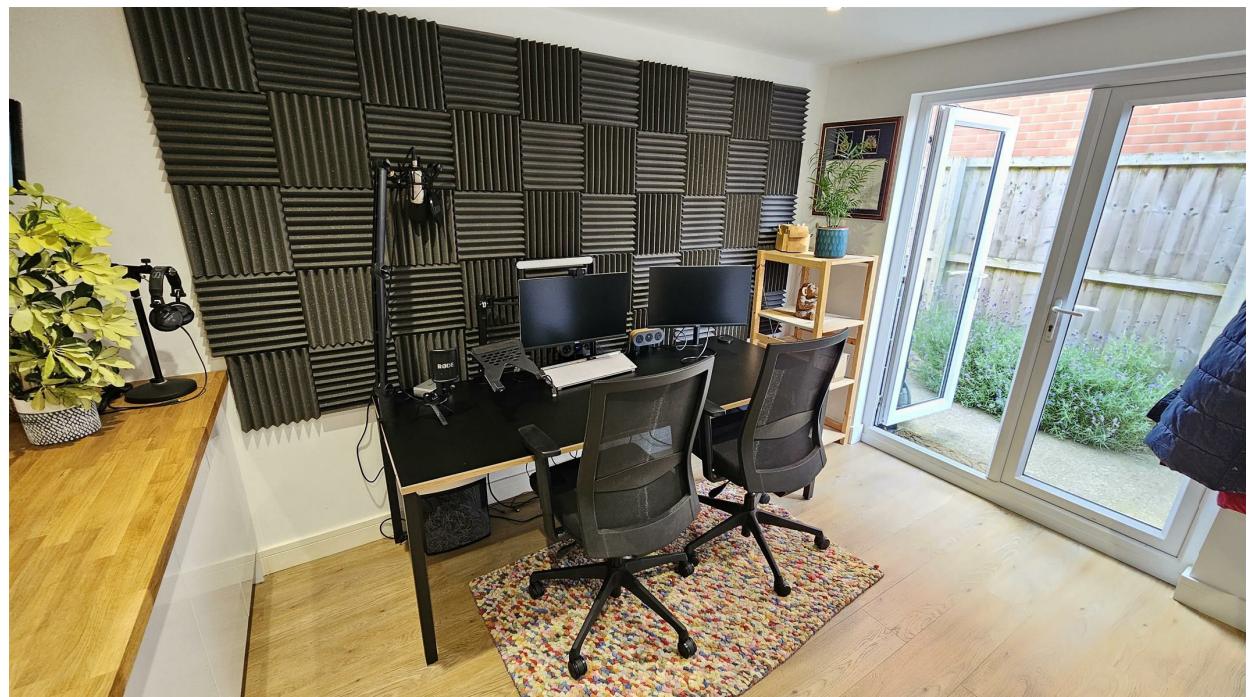
To the front of the property is a small and easy to maintain shrub garden for planting and a driveway providing off road parking and access to the single garage which has been partly converted; providing useful family storage area to the front with eaves storage in the rafters - and the HOME OFFICE to the rear.



## OUTSIDE - REAR & HOME OFFICE

Gated access to the enclosed rear garden which has a lawn, a patio area leading from the garden room / play area of the lounge.

The rear garden is fully enclosed with timber fencing and is mainly laid to lawn.... and for those who now have a requirement for a work from home area, a professional conversion of part of the garage has now created a plastered, recessed lighting, fully wired and insulated office with a wall mounted electric radiator, laminate flooring, a run of storage cupboards with working area over... perfect for modern living in 2024!





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



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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!