

FOR SALE

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**25 THE TEASELS, BINGHAM,
NOTTINGHAMSHIRE NG13 8TY**

£475,000

25 THE TEASELS, BINGHAM, NOTTINGHAMSHIRE NG13 8TY

Beautifully presented and extended, detached, 4/5 bedroom family home, well situated in a quiet cul de sac within this ever popular development - completed by the highly regarded builders David Wilson Homes some 25 years ago but with a complete overhaul with quality at the heart of every decision.

The property is being marketed at a figure which indicates the extremely high quality finish throughout and the versatile layout now provided following the extension and creation of a ground floor Guest Room with adjacent Shower Room facilities. The alterations now incorporate a much larger second bedroom on the first floor with a newly created work from home office / study.

The well proportioned gas centrally heated and double glazed interior has been finished to a very high finish and contemporary design and provides good sized day to day living – with the additional first floor study, not usually seen at this price range - ideal for those with young children or professional couples who enjoy entertaining within a very private and professionally landscaped sunny rear garden which is laid mainly to lawn with a large sun-trap patio area (perfect for those who enjoy al fresco dining during those balmy summer evenings), security lighting and an outside tap. The modern 'HIVE' heating control system ensures finger tip control of the hot water and heating... even whilst away from the property! There are ethernet sockets in most rooms and external CCTV cameras. An electric car-charging point has been fitted to the front of the Double Garage.

Solid oak doors and chrome handles throughout with matching sockets and light switches... this really does have all of the finishing touches!
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 busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass the turning on the right into Thoresby Road. Turn next left into Meadowsweet Hill. Just before the T junction turn right into The Teasels and follow the road round to the right. This particular property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale board.

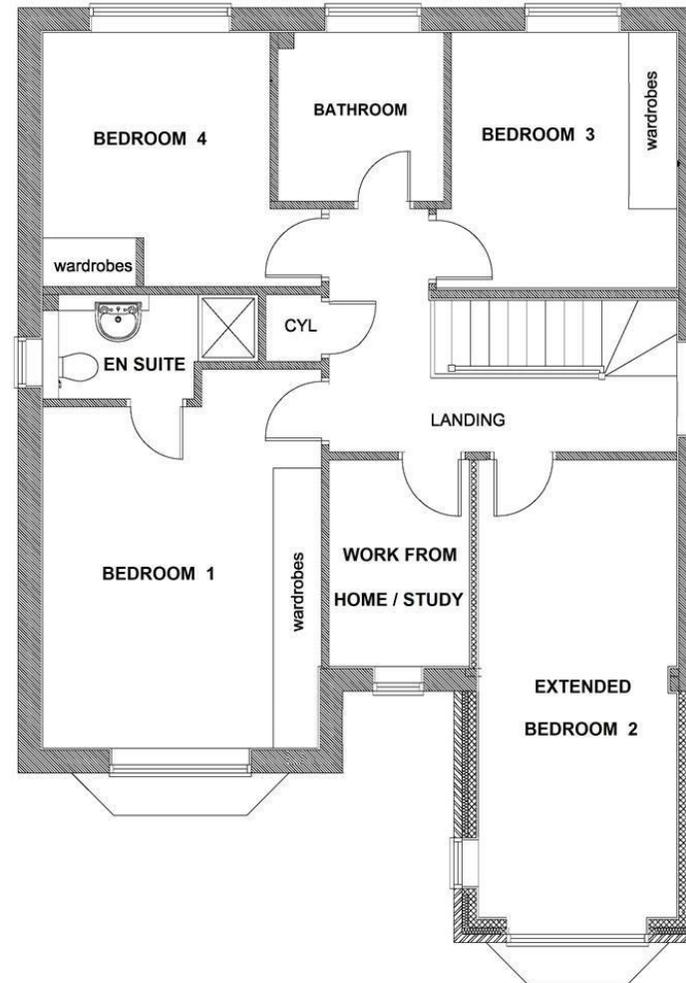
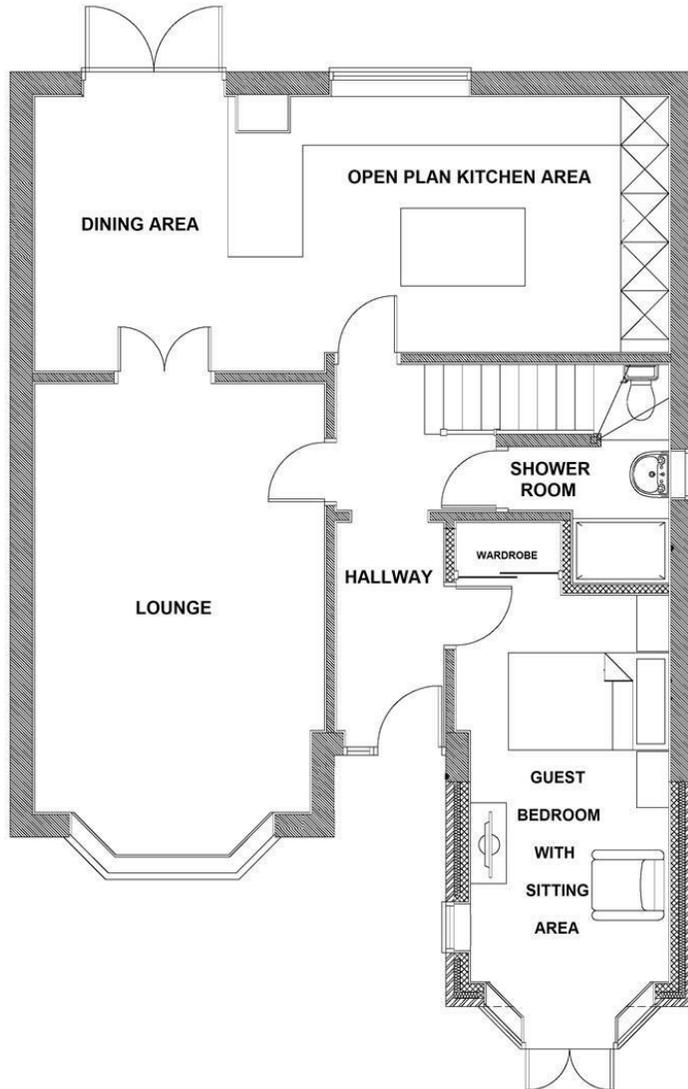
For Sat Nav use Post Code: NG13 8TY

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	





Composite front entrance door with side glazed panel opening through to

RECEPTION HALLWAY

with central heating radiator, super-hard wearing 'Polyflor' flooring and door to

LOUNGE

19'0 x 12'0 (5.79m x 3.66m)

with double glazed window to the front elevation, two central heating radiators, TV point, feature gas fire with wood surround and marble inset, glazed panelled double doors leading through to;



OPEN PLAN BESPOKE DINING KITCHEN

24'0 x 11'0 (7.32m x 3.35m)

KITCHEN AREA

Fully fitted with numerous flush finish base and wall mounted units with lighting over preparation surface, 1 & 1/2 bowl sink with contemporary style mixer tap, upstand tiling to preparation areas in matching Quartz, built-in dishwasher, central island with breakfast bar for seating and an inset five ring induction hob with extractor hood over. Two sets of Siemens double ovens, inset ceiling spotlights, uPVC double glazed windows to the rear, 'Polyflor' flooring, built-in fridge and freezer. There is also an integrated washing machine and vented tumble drier. Vertical roller shutter cupboard and a stylish vertical radiator.

DINING AREA

with double glazed double doors to the rear elevation, a contemporary vertical radiator and a continuation of the 'Polyflor' flooring.





GUEST BEDROOM / SNUG / PLAYROOM

21'6 x 8'8 (6.55m x 2.64m)

perfect for guests staying over with easy access to the adjacent SHOWER ROOM... with double glazed double doors to front elevation and a central heating radiator.

SHOWER ROOM

a tiled room with double glazed window to side elevation, low level W.C with concealed cistern., wash hand basin with cupboards under, double shower, chrome central heating towel radiator.





LANDING

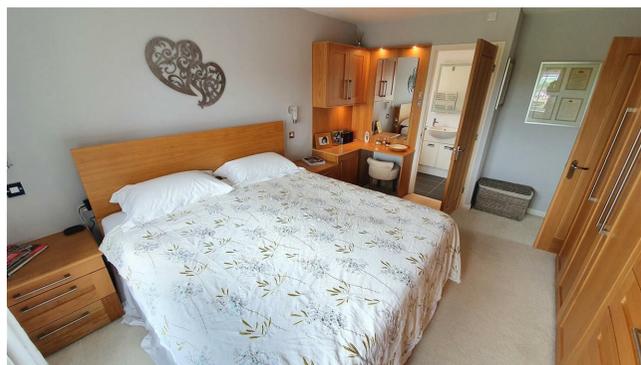
with a double glazed window to the side elevation, access to roof void, airing cupboard housing hot water cylinder and doors leading off to;

BEDROOM 1

14'0 x 11'6 plus wardrobes (4.27m x 3.51m plus wardrobes) with a double glazed window to front elevation, central heating radiator, a complete range of bespoke fitted wardrobes and vanity area and a door leading through to

EN-SUITE SHOWER ROOM

a fully tiled room with a double glazed window to the side elevation, low level W.C., wash hand basin with cupboard under, a power shower cubicle, chrome central heating radiator, extractor fan, illuminated mirror.





BEDROOM 2

18'6 x 8'4 (5.64m x 2.54m)
a fabulous second bedroom with double glazed windows to front elevation with views, mirror fronted sliding door wardrobes and a contemporary vertical central heating radiator.

BEDROOM 4

10'2 x 9'3 (3.10m x 2.82m)
with a double glazed window to the rear elevation with views over the rear garden, double door wardrobes and a central heating radiator.





BEDROOM 3

10'2 x 9'2 (3.10m x 2.79m)

with a double glazed window to the rear elevation with views over the rear garden, a central heating radiator and bespoke wardrobes with an inset and cleverly created vanity area with drawers.

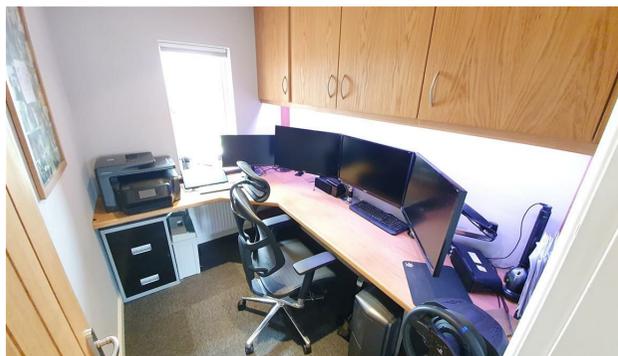
WORK FROM HOME OR STUDY

8'4 x 5'6 (2.54m x 1.68m)

with double glazed window and central heating radiator. Built in office furniture (easily removed!). There is a cupboard with a comprehensive ethernet hub.

FAMILY BATHROOM

A lovely family bathroom with a three piece suite comprising: low level W.C. with concealed cistern, wash basin with cupboard under, 'P' shaped panelled bath with power shower over and screen, vertical towel radiator, uPVC double glazed obscure glass window to the rear elevation, extractor fan, fully tiled Travertine walls and flooring.





OUTSIDE

The property is situated next to a green area and at the end of a cul-de-sac. To the front of the property there is a driveway providing parking which leads to the detached DOUBLE GARAGE 17'4 x 16'8 with up and over doors, light and power and electric car charging point. There is security lighting and path with steps leading to the front entrance door and a front lawn with mature borders and trees.





OUTSIDE - REAR

There is a very private and creatively landscaped sunny rear garden which is laid mainly to lawn with a large sun-trap patio area (perfect for those who enjoy al fresco dining during those balmy summer evenings), outside lighting and an outside tap.





Oliver Styles

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