

**FOR SALE**

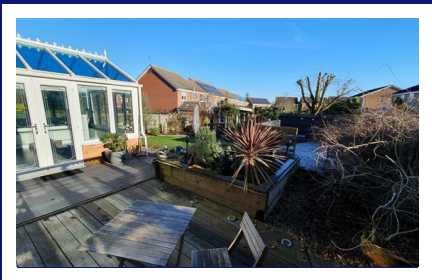
**01949 87 86 85**

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

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Bingham  
Nottinghamshire  
NG13 8AR

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**19 SANDPIPER CLOSE, BINGHAM,  
NOTTINGHAMSHIRE NG13 8QJ**

**£450,000**



## 19 SANDPIPER CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8QJ

Five bedroom homes in Bingham are very few and far between.... ESPECIALLY ONES THAT ARE TUCKED AWAY TOWARDS THE END OF A CUL-DE-SAC... the sale of 19 Sandpiper Close therefore represents a rare opportunity to acquire a substantial home with that all important fifth bedroom which can be used for a variety of purposes including dressing room, study, playroom, a bedroom and, of course, the Home Office that many are currently seeking!

The two main bedrooms BOTH benefit from en-suite shower rooms... perfect for any family with teenagers or an independent relative.

The gas centrally heated and double glazed interior provides well proportioned family living tastefully appointed throughout in a light and airy finish. The interior is well complemented by a significantly larger than average rear garden which includes a patio area, decking and lawn which leads to the garden shed and Summer House (potential Home Office!).

PLEASE NOTE THAT THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN

This fine detached residence is tucked away in a favoured end of cul de sac location within one of Bingham's most sought after developments. 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.

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.

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.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the old Police Station on the right. Turn next right into Swallow Drive. Turn first right into Kestrel Drive. Follow the road round to the left where Sandpiper Close will then be found on the right hand side. Turn into Sandpiper Close and the property will then be found on the left hand side, at the head of the cul de sac, overlooking the open area and clearly denoted by the Hammond Property Services For Sale board.

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

Council Tax Band

F

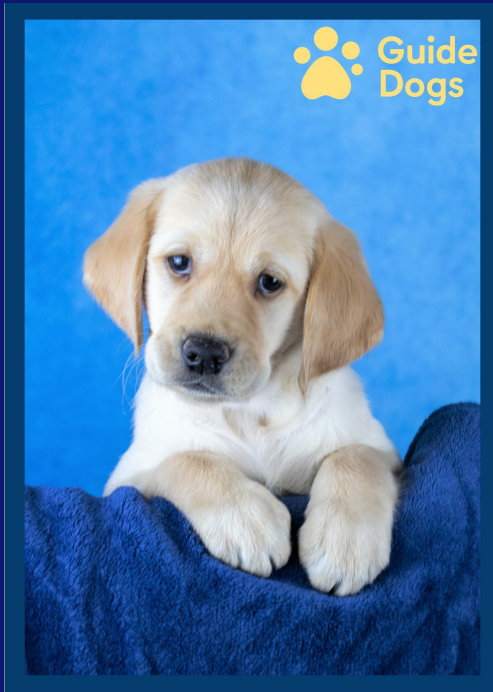
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





## 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**



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)







Double glazed sliding entrance door into the

### **PORCH**

with a further composite and double glazed entrance door into the

### **HALLWAY**

Central heating radiator, staircase rising to the first floor. Oak flooring.

### **BREAKFAST KITCHEN**

18'0 x 11'9 (5.49m x 3.58m)

Kitchen area; with work surfaces to two sides with drawers and cupboards under. Built-in dishwasher. Electric hob with double oven under and extractor hood over. Wall mounted cupboard units. Tiled splash backs. Tiled flooring. Two and a half bowl sink unit with mixer tap over. Double glazed window. Breakfast area; with double glazed double doors to the large conservatory. Central heating radiator and tiled flooring.







### **UTILITY ROOM**

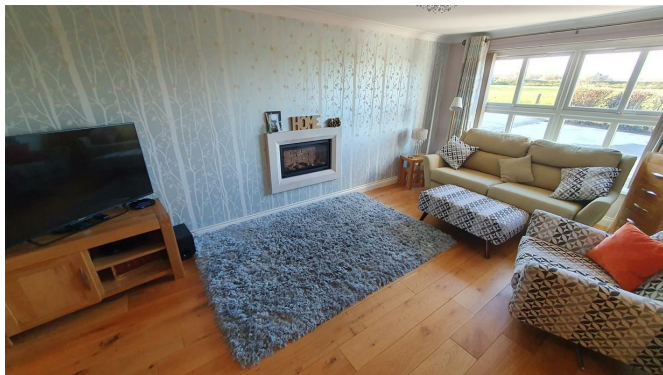
work surface with inset single drainer sink unit with cupboards under. Plumbing for an automatic washing machine and space for a dryer. Central heating radiator. Double glazed door to the side elevation. Tiled flooring.

### **CONSERVATORY**

with double glazed windows and double doors leading on to the large decking area of the rear garden. Central heating radiator to ensure all-year round use.







### **DINING ROOM**

11'9 x 9'4 (3.58m x 2.84m)

Double glazed double doors to the rear garden. Central heating radiator. Double doors to the lounge.

### **CLOAKROOM**

with two piece suite comprising low flush W.C. and vanity area with wash hand basin. Chrome central heating towel radiator and a double glazed window.

### **LOUNGE**

18'0 x 11'0 (5.49m x 3.35m)

with double glazed window to the front, a central heating radiator and a feature fireplace. Oak flooring.







## **LANDING**

### **BEDROOM 1**

12'3 x 11'0 plus the depth of the wardrobes (3.73m x 3.35m plus the depth of the wardrobes) with a double glazed window to the front and a central heating radiator. Built-in and mirror fronted sliding door wardrobes. Open view to the front that changes with the seasons.

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

a fully tiled room with a walk-in shower and screen, vanity area with wash hand basin and drawers under, low flush W.C. Double glazed window. Central heating radiator.





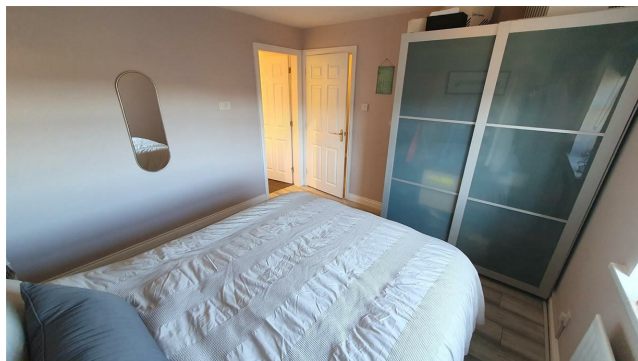


### **BEDROOM 2**

11'6 x 10'6 (3.51m x 3.20m)  
with a double glazed window to the rear  
and a central heating radiator. Built-in  
and mirror fronted sliding door  
wardrobes. Wood effect flooring.

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

a fully tiled room with a walk-in shower  
and screen, vanity area with wash hand  
basin and drawers under, low flush W.C.  
Double glazed window. Central heating  
radiator. Chrome towel radiator.







### **BEDROOM 3**

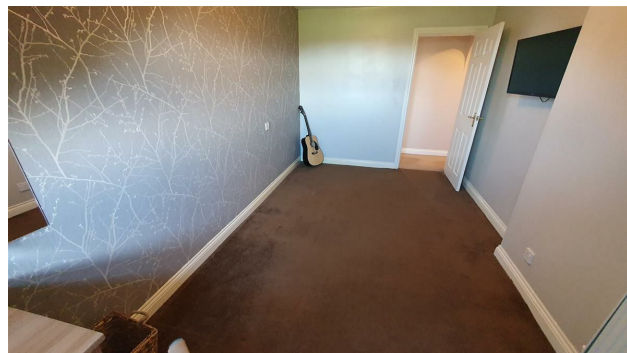
16'6 x 8'0 (5.03m x 2.44m)  
with a double glazed window to the front and a central heating radiator.

### **BEDROOM 4**

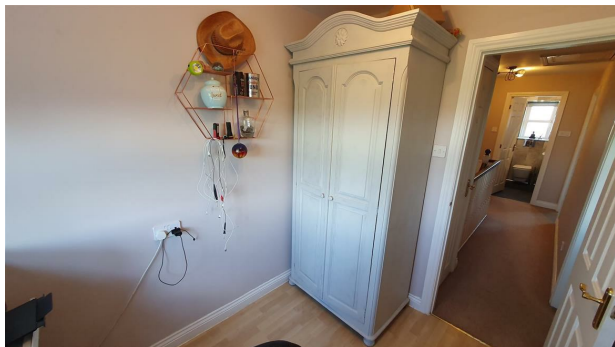
11'8 x 8'9 (3.56m x 2.67m)  
with a double glazed window to the rear and a central heating radiator.

### **BEDROOM 5 / HOME OFFICE**

8'9 x 6'6 (2.67m x 1.98m)  
with a double glazed window to the front and a central heating radiator. Open view to the front that changes with the seasons.







### **BATHROOM**

a fully tiled room with a stylish & free standing shaped bath with a feature tap and handset shower over, vanity area with wall mounted wash hand basin, low flush W.C. Double glazed window. Chrome towel radiator.

### **OUTSIDE**

To the fore of the property is an open plan block paved area providing ample parking and leading to the 17'6 x 8'0 GARAGE and views to the front over the adjacent playing fields. To the rear is an extremely private and sunny garden which is lawned and enjoys 4 areas of decking to catch the sun at different times of the day.







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!







### **OUTSIDE REAR**

There are raised planting areas, mature shrubs set within borders and two garden sheds. The owners have also created a wonderful Summer House which can easily be used as a further Home Office if required... or is an easy Gentlemen's Retreat with a decking area in front - the perfect venue from which to enjoy the last drops of Merlot during a summer's evening.











**Rosie Chick**

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

**01949 87 86 85**

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A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Gaynor Haywood** on **01949 87 86 90**





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**Impressed by the quality of this brochure?**

**Does your property deserve to be promoted like this?**

**Please call this office on**  
**01949 87 86 85**

**to arrange a suitable time for us to call out and to discuss what we do and how we do it!**