

FOR SALE

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

£450,000

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.

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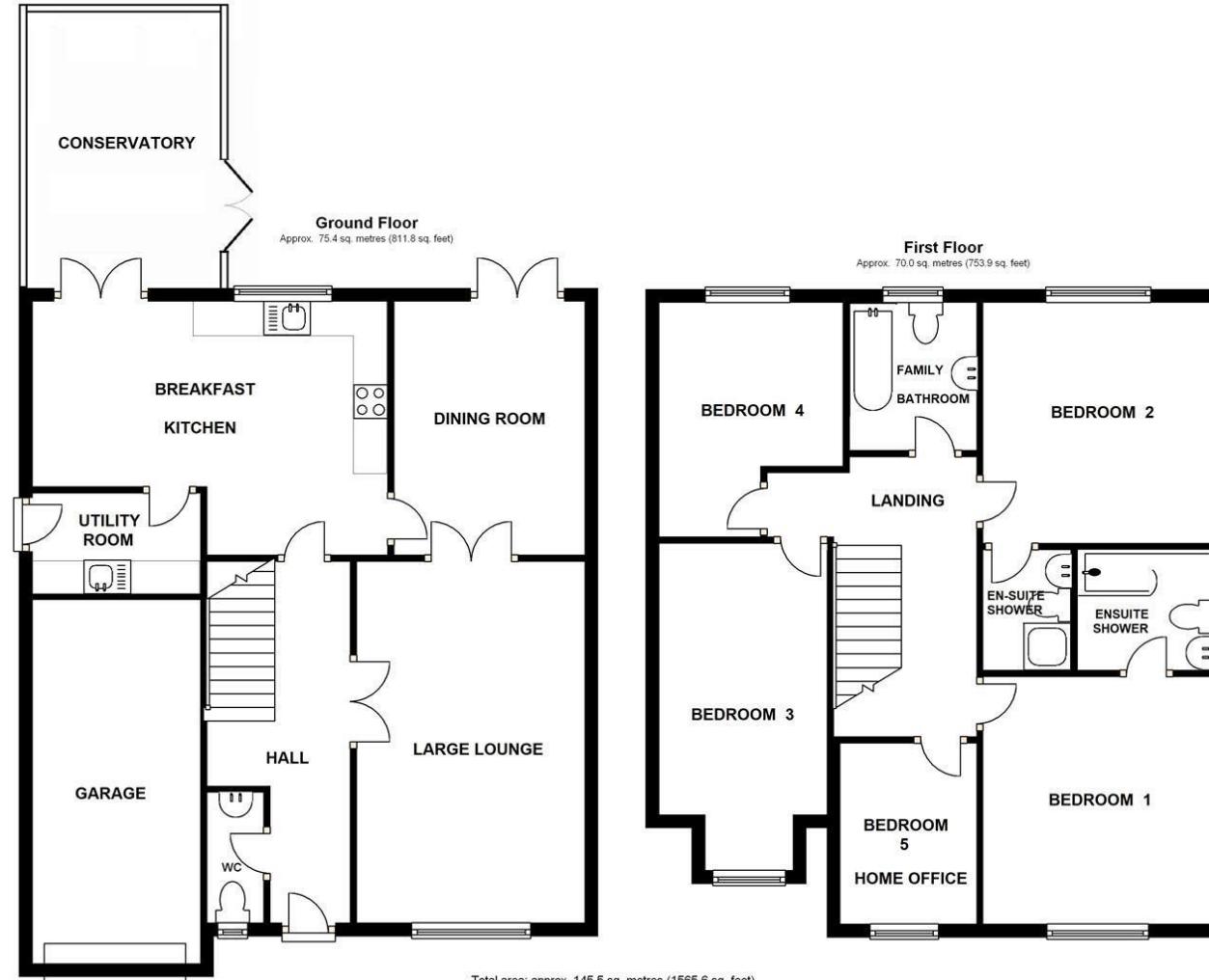
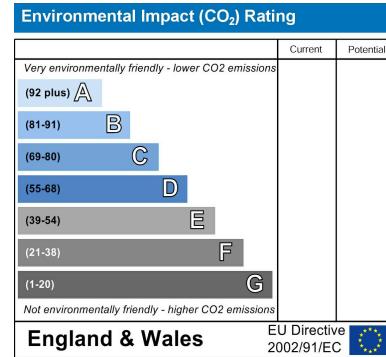
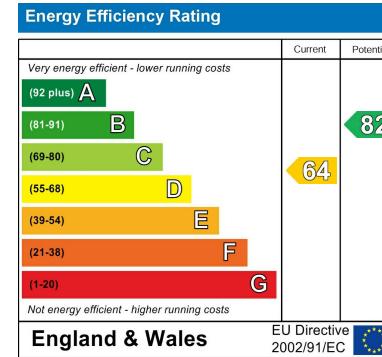


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the old Police Station on the right. Turn next right into Swallow Drive. Turn first right into Kestrel Drive. Follow the road 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.

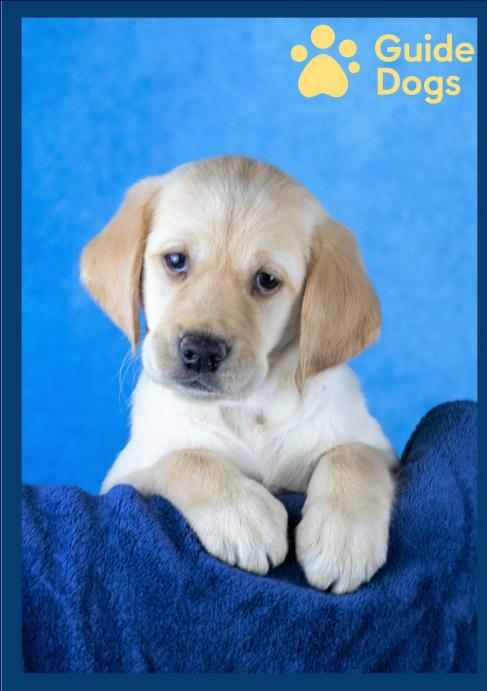
For Sat Nav use Post Code: **NG13 8QJ**

Council Tax Band

F



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



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

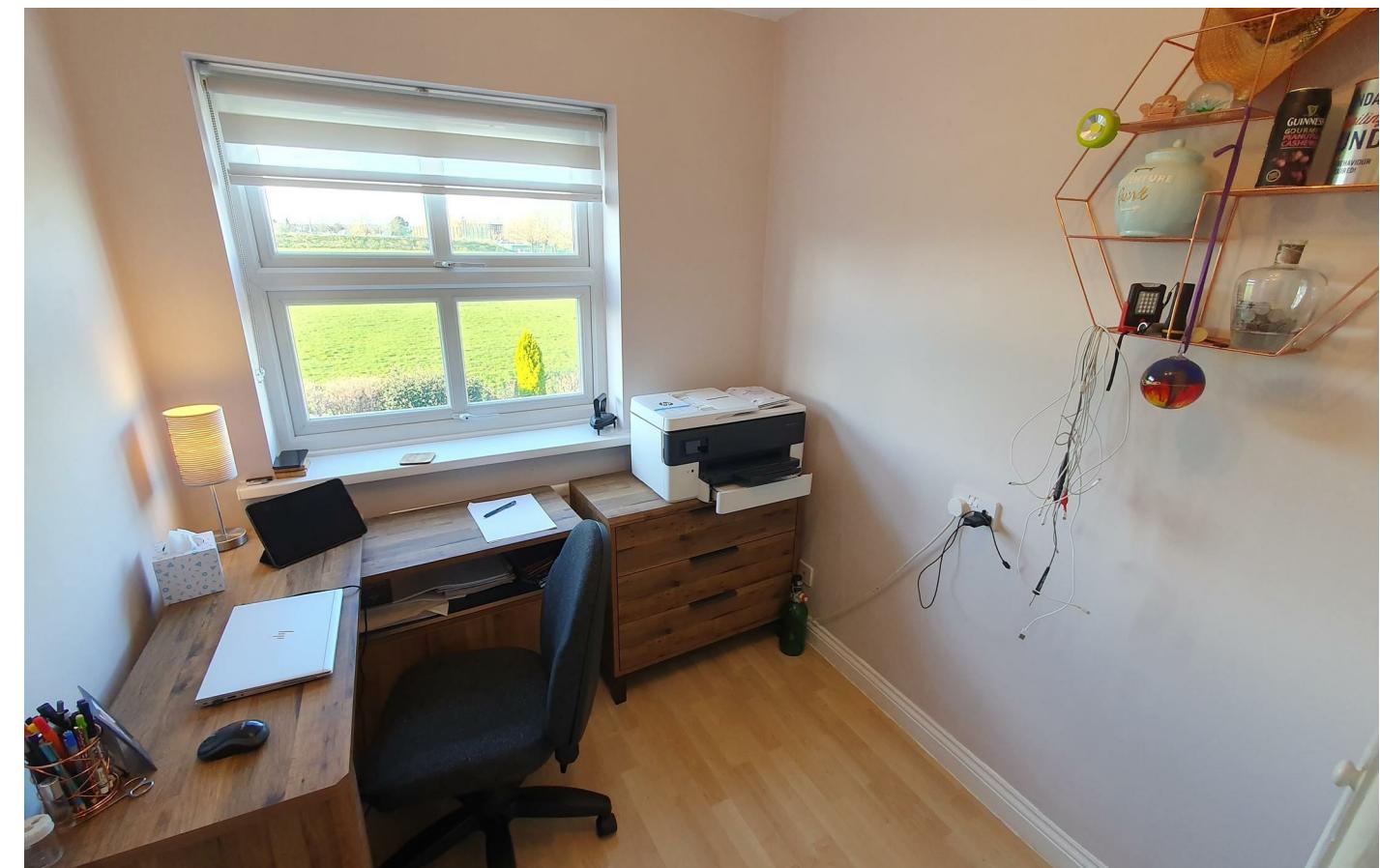
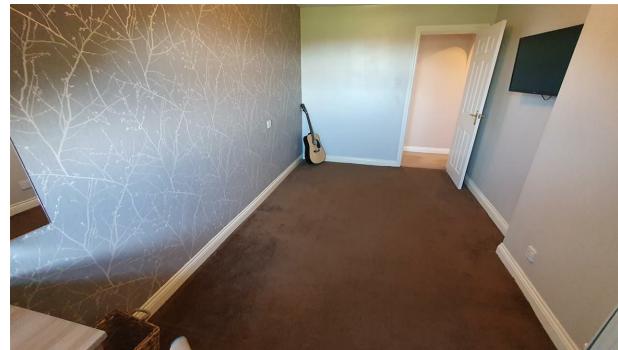
16'6 x 8'0 (5.03m x 2.44m)
with a double glazed window to the front and a central heating radiator.

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

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?

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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!