

FOR SALE

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**HOPE COTTAGE, 11 HENSON LANE, UPPER SAXONDALE,
RADCLIFFE ON TRENT, NOTTINGHAMSHIRE NG12 2JR**

£475,000

HOPE COTTAGE, 11 HENSON LANE, UPPER SAXONDALE, NOTTINGHAMSHIRE NG12 2JR

This substantial 4 bedroom semi-detached family home with very spacious accommodation is ideally situated within a very sought after location; a lovely 'breath of fresh country air' feel to the whole area. Indeed it is a very relaxing environment in which to live and yet it is just a few minutes from the A52 & A46 – two of the most important roads in the area – allowing very easy access to Nottingham, Leicester, Newark and also Grantham which provides fast access to London King's Cross Station in just over an hour. What could be better for the busy executive? Peace and tranquillity coupled with national road, rail and air links close at hand at East Midlands Airport!

A spacious and gravelled area to the front provides plenty of parking for the growing family and gives access to an attractive hallway which leads to the open plan living / dining kitchen areas, consisting a separate reception room to the rear overlooking the extensive and private landscaped gardens via the bi-folding doors, a large dining room to the front, fabulous kitchen, a further ground floor bedroom (OR the ideal Home Office) with en-suite shower room (this area has its own access door from the front elevation) and there is a separate utility room and ground floor cloakroom.

The spacious room to the rear deserves special mention as it enjoys a vaulted ceiling and the bi-fold doors ensure an overwhelming feeling of space, space and more space as, once drawn back, the spacious patio and gardens 'leap into the house' - perfect for those who enjoy the relaxing sound of bird song and very little else! Concealed wiring for the wall-mounted TV and space for a sound-bar allow for the creation of a wonderful and relaxing haven.

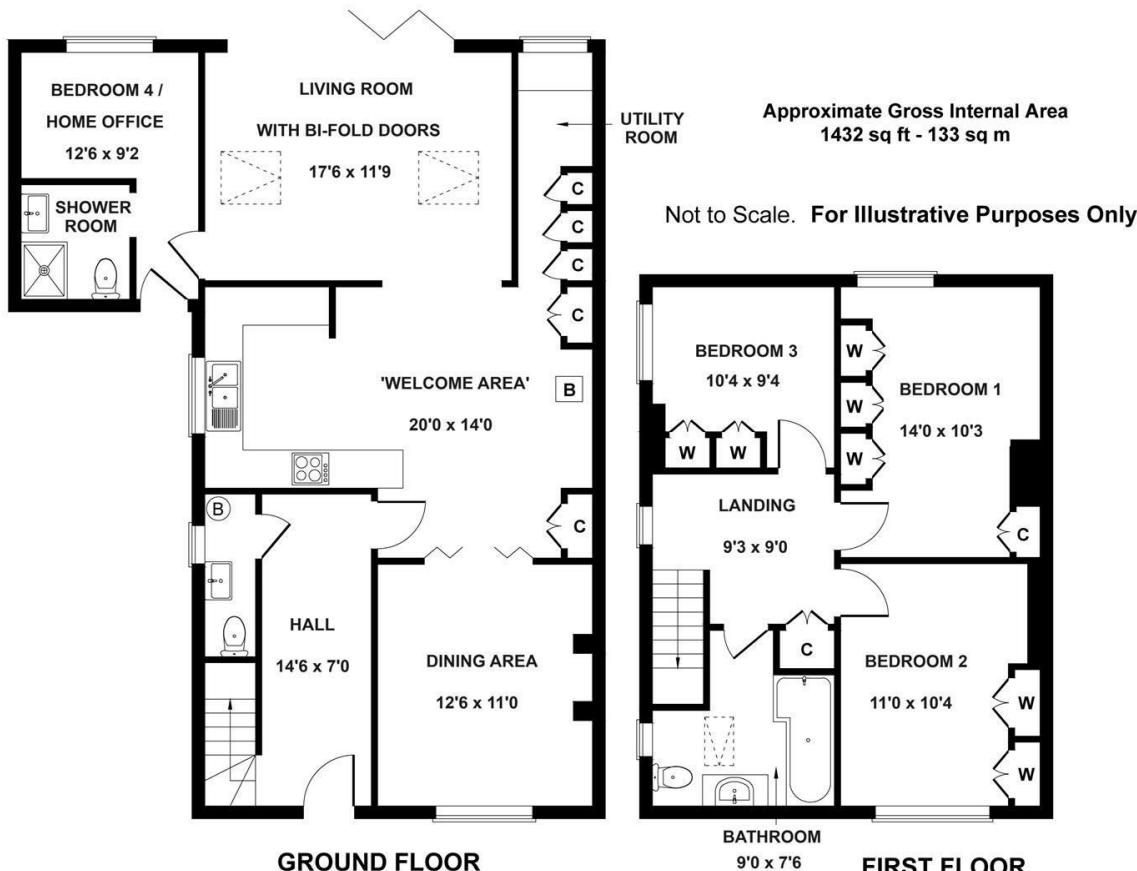
The quality of finish and presentation throughout is exceptional and will allow the lucky buyer to walk in, put their furniture down and do nothing. Lovingly created over many years with plenty of thought to 'get it right'... arrange your viewing now!



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. Continue until reaching Saxondale island. Take the first exit as directed to Cropwell Bishop and Cropwell Butler. Turn first right into Henson Lane and continue for just over half a mile where the property will then be found on the right hand side, clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG12 2JR

Council Tax Band **C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(81-91) B	67	
(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

The immaculately presented first floor accommodation matches the quality of the ground floor... a spacious landing area gives access to 3 'chunky' double bedrooms (ideal for the growing family), and a Boutique Hotel quality Bathroom.

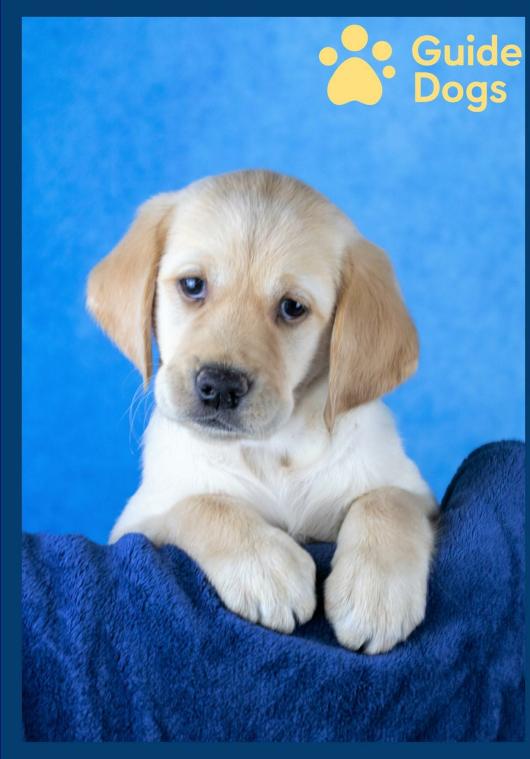
Shutters have been fitted throughout Hope Cottage which certainly add to the feeling of quality and thoughtful design & finish.

The gardens are a sheer delight. Completely landscaped with the thought of easy maintenance to both front and rear, there is a private & covered patio and raised seating area. Well established and raised borders with mature shrubs and plantings, outdoor power points, outside tap and mood lighting within the gardens, So, whether it is the afternoon cup of tea and cake... or the final drop from a bottle of Merlot... you and your family (and numerous friends) will enjoy the relaxing view across the rear garden.

Upper Saxondale is close to the village of Radcliffe on Trent with its excellent amenities and schools as well as train services. It is surrounded by parkland and quiet country walks with three tennis courts, clubhouse, bowling and games area.

Shopping and schooling for all age groups also exist in the nearby Market Town of Bingham. Leisure facilities are also available in Bingham and endless hours of leisurely walks can be enjoyed around the villages in the Vale of Belvoir as well as the enjoyment of the numerous local hostelries!

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 suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

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Composite and double glazed entrance door into the

HALLWAY

14'6 x 7'0 (4.42m x 2.13m)

...the perfect first impression of the quality to follow! A double glazed side window with shutters. Central heating radiator and panelled walls. Wood effect flooring. A SMART NEST thermostat operates the Boiler which can be controlled via the NEST App.

CLOAKROOM

with a 2 piece suite comprising a low flush W.C., wall mounted wash basin and a recently installed Viessmann gas fired condensing boiler and a double glazed window.

'WELCOME' AREA

20'0 x 14'0 (6.10m x 4.27m)

Designed with entertaining and welcoming family & friends in mind, with a central breakfast / sitting area and a log burner to ensure a genuinely warm welcome for all family and friends! Plenty of storage is provided by the two original cupboards either side of the feature fireplace.





KITCHEN AREA

To the kitchen area is a deep Belfast-style double sink unit with mixer tap. Bosch four ring gas hob with Bosch electric oven under and a Bosch extractor hood over. Space for tall fridge freezer within the Welcome Area. Integrated dishwasher and washing machine. Double glazed window overlooking the side garden with shutters fitted.



DINING AREA TO THE FRONT

12'6 x 11'0 (3.81m x 3.35m)
with a central heating radiator and a double glazed window overlooking the front garden. Shutters have also been fitted and a feature fireplace recessed is flanked on both sides by cupboards providing useful storage.





LIVING ROOM WITH BI-FOLD DOORS

17'6 x 11'9 (5.33m x 3.58m)

The room that everyone is looking for! This room deserves special mention as it enjoys a vaulted ceiling and the bi-fold doors ensure an overwhelming feeling of space, space and more space as, once drawn back, the spacious patio and gardens 'leap into the house' - perfect for those who enjoy the relaxing sound of bird song and very little else!

Concealed wiring for the wall-mounted TV and space for a sound-bar allow for the creation of a wonderful and relaxing haven.





LOBBY / HALLWAY

accessed from both the Living Room and the front via, a secondary composite door.

BEDROOM 4 / HOME OFFICE

12'6 x 9'2 (3.81m x 2.79m)

with a central heating radiator and a double glazed window overlooking the rear garden. Shutters have also been fitted as well as a central heating radiator. Perfect as a Home Office or Guest Bedroom enjoying the adjacent en-suite facilities and separate entrance to the front.



EN-SUITE SHOWER ROOM

with a 3 piece suite comprising a glazed shower enclosure, wash basin with block tap and cupboard under and a low flush W.C. Chrome central heating towel radiator. Complementary tiling to the shower and floor.





SPACIOUS LANDING

with a double glazed window overlooking the side garden and open area.

BEDROOM 1

14'0 x 10'3 (4.27m x 3.12m)

with a central heating radiator and a double glazed window overlooking the rear garden. Shutters have also been fitted as well as plenty of wardrobes and cupboards to ensure a wealth of storage space.





BEDROOM 3

10'4 x 9'4 (3.15m x 2.84m)
with a central heating radiator and a double glazed window overlooking the side. Shutters have also been fitted as well as double wardrobes.



BEDROOM 2

11'0 x 10'4 (3.35m x 3.15m)
with a central heating radiator and a double glazed window overlooking the front garden. Shutters have also been fitted as well as plenty of wardrobes.





'BOUTIQUE HOTEL' BATHROOM

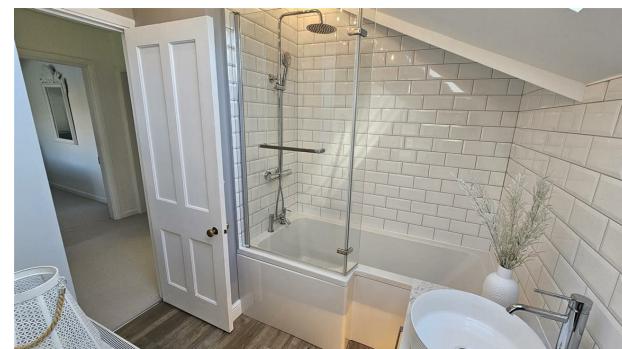
9'0 x 7'6 (2.74m x 2.29m)

with a 3 piece suite comprising 'P' shaped panelled bath with shower over (rainwater & handset) with an angled screen, circular wash basin with block tap and drawer under and a low flush W.C. Central heating radiator. Complementary tiling and a double glazed velux window. A beautiful room.



OUTSIDE - FRONT

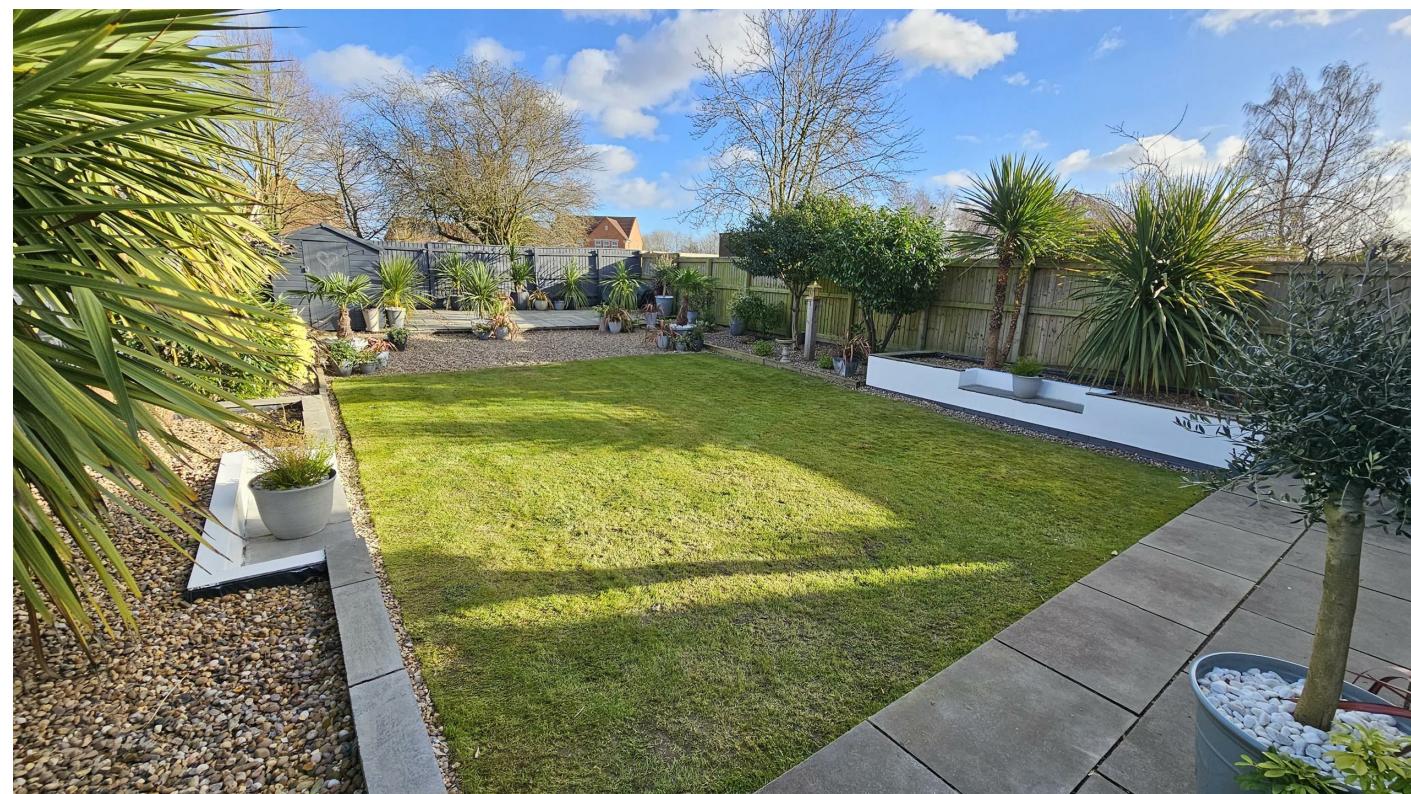
A spacious and gravelled area to the front provides plenty of parking for the growing family and gives access to both the front door as well as a door to the side hallway and Home Office or Bedroom for an independent relative. Usefully, an outside tap has been fitted.





OUTSIDE - REAR

The gardens are a sheer delight. Completely landscaped with the thought of easy maintenance to both front and rear, there is a private & covered patio and raised seating area. Well established and raised borders with mature shrubs and plantings, outdoor power points, outside tap and mood lighting within the gardens, which also includes mains LED Flood lighting both to the rear garden and the front driveway. An access gate within the fencing provides access to the large recreational grass field area with numerous trees providing shade.





OUTSIDE - REAR

At the head of the fully enclosed garden is the ideal sun-trap area which has been landscaped with both ease of maintenance and view from the Living Area in mind. Planters and shrubs provide both colour and texture. So, whether it is the afternoon cup of tea and cake... or the final drop from a bottle of Merlot... you and your family (and numerous friends) will enjoy the relaxing view across the rear garden from either direction as the sun moves across the sky.





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!





AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

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