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FOR SALE

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Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**20 ABBEY ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ED**

£375,000

**** DETACHED & RECENTLY UPGRADED THROUGHOUT - THE IDEAL FAMILY HOME WITH A SOUTHERLY FACING REAR GARDEN OVERLOOKING ADJACENT GRASSED PADDOCK. PLENTY OF PRIVACY AND DAYTIME SUNSHINE ** CONTEMPORARY KITCHEN & 4 PIECE SUITE BATHROOM ** 3 BEDROOMS ** 2 RECEPTION AREAS ** WIDE DRIVEWAY ** ENCLOSED REAR GARDEN WITH FEATURE PERGOLA ****

A detached family orientated home, occupying a pleasant position with open views to the rear and a very short walk away from the highly regarded Carnarvon School and easily accessible to the heart of this highly regarded and well served Market Town.

The property has seen a complete programme of modernisation over the years, benefitting from UPVC double glazing and gas central heating, modernised kitchen with a generous range of units and integrated appliances, reconfigured contemporary bathroom with four piece suite. In addition the property is tastefully decorated throughout, so when would you like to view?

The accommodation comprises entrance hall, downstairs W.C., well-proportioned separate sitting room and then the room that everyone is looking for... the open plan living / dining kitchen which also enjoys easy access out into the rear garden, and, from the first floor landing are the three bedrooms, two being generous doubles, and a family bathroom.

The property occupies an established landscaped plot with low maintenance frontage which provides plenty of off road car standing, there is gated access to the side of the property and enclosed rear garden.

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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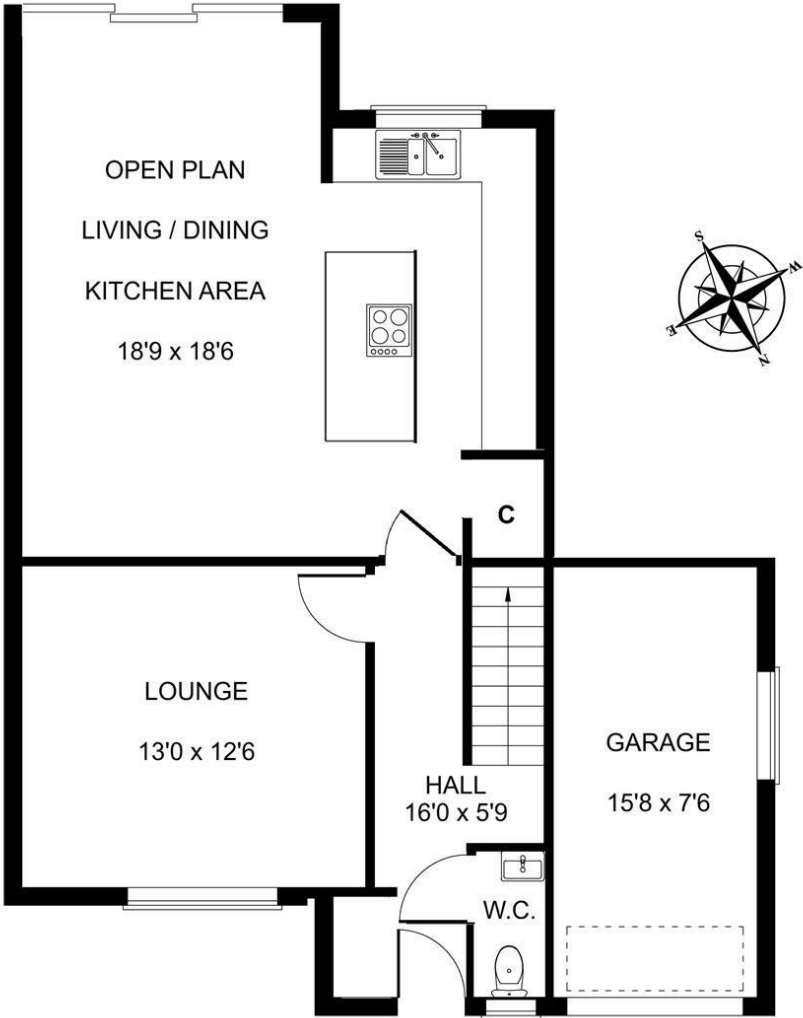
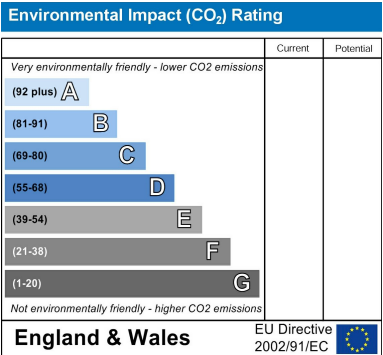
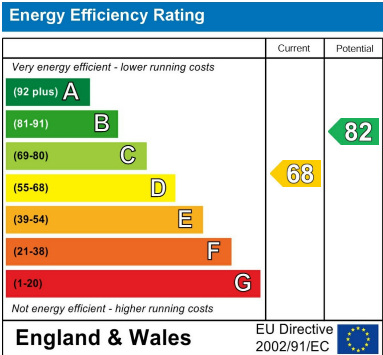


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane. Turn next right into Abbey Road where the property will then be found on the right hand side clearly denoted by the HAMMOND Property Services For Sale sign.

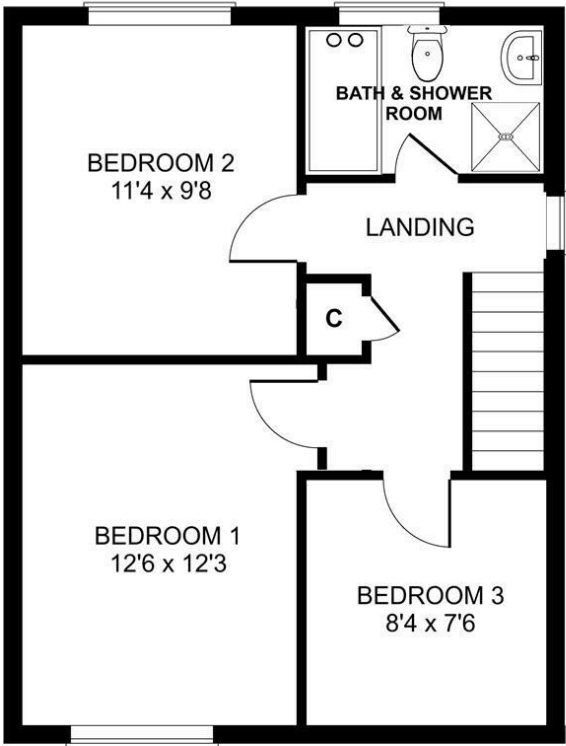
For Sat Nav use Post Code: **NG13 8ED**

Council Tax Band

C



Approximate Gross Internal Area
1550 sq ft - 144 sq m



Not to Scale.
For Illustrative Purposes Only.



A double glazed and composite entrance door into the

ENTRANCE HALL

16'0 x 5'9 (4.88m x 1.75m)

A beautiful initial entrance hall with the wood effect flooring, tasteful decoration with contemporary feature walls, balustrade staircase, central heating radiator. A door leads through into the

OPEN PLAN LIVING / DINING KITCHEN

18'9 x 18'6 (5.72m x 5.64m)

The kitchen has wooden flooring, a range of fitted base and wall units with fitted countertops, an undermount sink with a mixer tap, an integrated oven, an integrated electric hob with an extractor fan, an integrated fridge freezer, an integrated dishwasher, recessed spotlights, an in-built cupboard, space for a dining table, a central heating radiator.

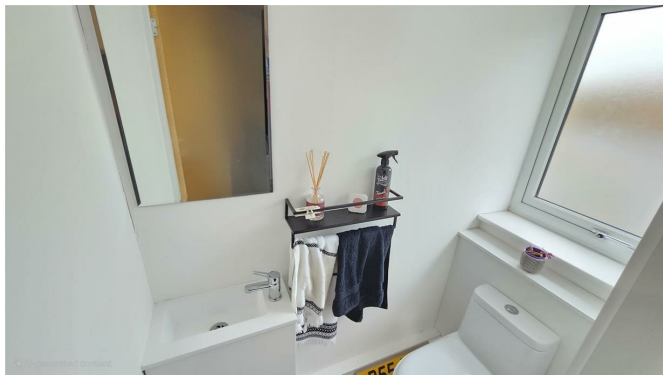




SITTING AREA

there is a UPVC double glazed window to the rear elevation from the kitchen and UPVC double glazed doors to access the rear of the property that leads onto the extended patio area - ideal for those who enjoy al fresco dining - and that allow plenty of light to flood into this area.





LOUNGE

13'0 x 12'6 (3.96m x 3.81m)

A large UPVC double glazed picture window to the front, a central heating radiator and a feature acoustic panel to the media wall.

CLOAKROOM

This space has a low level flush WC, a wash basin with stainless steel mixer taps, a recessed spotlight and a UPVC double glazed obscure window to the rear elevation





FIRST FLOOR LANDING

with a built in airing cupboard which provides useful storage, access to loft space and a UPVC double glazed window to the side.

BEDROOM 1

12'6 x 12'3 (3.81m x 3.73m)

A well proportioned double bedroom with a central heating radiator and a UPVC double glazed window to the front. Fitted wardrobes.



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BEDROOM 2

11'4 x 9'8 (3.45m x 2.95m)

A well proportioned double bedroom with a central heating radiator and a UPVC double glazed window to the rear overlooking the field beyond.



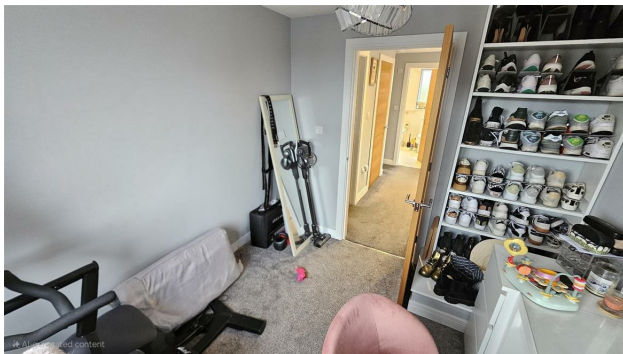


BEDROOM 3

8'3 x 7'6 (2.51m x 2.29m)
with a central heating radiator and a UPVC double glazed window to the front.

BATH & SHOWER ROOM

with floor to ceiling tiling, a low level flush W.C., a wash basin with mixer taps, a panelled bath with mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower doors, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double glazed window to the rear elevation





OUTSIDE - FRONT

The property occupies a pleasant position with a landscaped frontage for low maintenance with a block paved driveway providing off road car standing and giving access to the GARAGE with an up and over door.

OUTSIDE - REAR

with a large southerly facing and private garden – perfect for those who enjoy al fresco dining during those balmy summer evenings; fully enclosed by timber fencing to enable secure play for children, with a large area of lawn, overlooking the extensive grassed field area. There is ample scope for further extension of the property with the open plan dining and kitchen areas being extended to create that open plan 'living / dining kitchen' that everyone is looking for!





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!





Steve Pritchett

Please contact us for a FREE discussion on our services

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Please call **Denise Campbell** on **01949 87 86 90**





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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!