

FOR SALE

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**29 SWALLOW DRIVE, BINGHAM,
NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QA
£450,000**

"OPTION 3 SCHEME" - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL "OPTION 3 SCHEME". For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

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Built by McLeans (East Midlands) to a most attractive modern design this first class home provides stylish living for the growing family and with the luxury of a Home Office for those who are now spending more time at home than in the office. Alternatively, this room could be a separate lounge / snug or family room in which to escape. Positioned within a small cul-de-sac, this is perfect for those with younger children!

Exceptionally well and stylishly presented four bedroomed modern family home located on the much-requested Bird Estate. The immaculate accommodation comprises an Entrance Hall, Ground Floor Cloakroom, Lounge with feature fireplace and with double doors into a separate Dining Room; which, in turn, has doors to the extended patio area of the landscaped rear garden, a recently installed Kitchen and Breakfast Room and completing, the ground floor, is the Home Office - from the professional conversion of half of the double garage.

On the first floor, are four double Bedrooms, with two having their own En-Suite Shower Rooms, plus a Family Bathroom - all beautifully presented.

To the fore is extended parking for 3 vehicles, whilst the landscaped and well-stocked garden includes an extended patio area for those who enjoy al fresco dining during those balmy summer evenings. The mature plantings ensure plenty of colour and texture throughout the year with a created seating area from which to enjoy the last rays of the evening sunshine. A small summer house / shed to the side provides more storage or potential for a sitting area; whatever the weather. An outside tap has been sensibly provided.



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 Fosse Way View Care Home on the right and Belvoir Vale Grove. Turn next right into Swallow Drive. Pass the turning on the right into Kestrel Drive. Follow the road around to the right. Number 29 Swallow Drive can be found on your left hand side, within a small cul de sac, clearly identifiable by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8QA

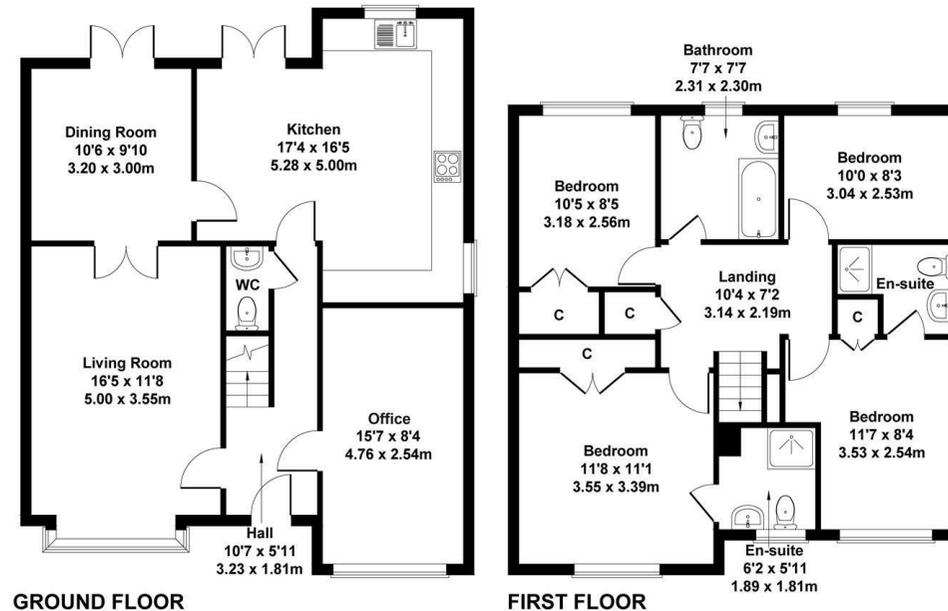
Council Tax Band F

| 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 | |

29 Swallow Drive, Bingham, NG13 8QA

Approximate Gross Internal Area
1474 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Just a couple of minutes away by car, (or walking distance!) are Carnarvon and Toothill Schools as well as Bingham Market Place with its range of shops. Offering the perfect combination of stylish contemporary living whilst being within just a few minutes drive of the open countryside provided by the delightful Vale of Belvoir – ideal for those with dogs or who enjoying walking as there is easy access to the Linear Walk area to the south of the A52.

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. Also within easy commuting distance is the A1 and East Midlands International Airport.

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.



Double glazed entrance door and side window through to

RECEPTION HALL

Stairs to the first floor and a central heating radiator. Wood effect flooring.

LOUNGE

16'5 x 11'8 (5.00m x 3.56m)

Double glazed square bay window and central heating radiators. Feature fireplace. Double doors into the





DINING ROOM

10'6 x 9'10 (3.20m x 3.00m)

Double glazed double doors to the extended patio area of the rear garden and a central heating radiator.

RECENTLY INSTALLED BREAKFAST KITCHEN

17'4 x 16'5 (5.28m x 5.00m)

Double glazed double doors to the extended patio area of the landscaped rear garden. Double glazed window, central heating radiator. In the kitchen area there are work surfaces to two sides with drawers and cupboards under, Wall mounted cupboard units. Integrated dishwasher and washing machine, built in fridge and freezer, large sink unit with mixer tap, 4 ring gas hob with extractor hood over and a separate double oven. Deep pan and cutlery drawers.





CLOAKROOM / W.C.

with half-height tiling, a two piece suite comprising low flush wc and wash hand basin set within a cupboard unit. Towel radiator and a tiled floor.

PLAYROOM / SNUG / HOME OFFICE

15'7 x 8'4 (4.75m x 2.54m)

this room has been created by the conversion of half of the original double garage. Is this the best HOME OFFICE at this price range? Fitted with all of the power points that you might need. Double glazed window to the front and a central heating radiator.





LANDING

with a central heating radiator and access to the part boarded loft space. Airing cupboard.

MASTER BEDROOM

11'8 x 11'1 (3.56m x 3.38m)

Double glazed window to the front, a central heating radiator and twin double and mirror fronted wardrobes.

EN-SUITE SHOWER ROOM

6'2 x 5'11 (1.88m x 1.80m)

Shower cubicle and shower, wash basin set within a vanity unit with cupboard under. A low flush W.C. with concealed cistern, an obscure and double glazed window, central heating towel radiator and a built-in cupboard.





BEDROOM TWO

11'7 x 8'4 (3.53m x 2.54m)

Double glazed window to the front, a central heating radiator and a double mirror-fronted wardrobe.

SECOND EN-SUITE SHOWER ROOM

Shower cubicle and shower, low flush W.C and pedestal wash basin, double glazed window and a central heating towel radiator.





BEDROOM THREE

10'5 x 8'5 (3.18m x 2.57m)

Double glazed window to the rear, a central heating radiator and a double and mirror fronted wardrobe.

BATHROOM

7'7 x 7'7 (2.31m x 2.31m)

with a large deep corner bath with Victorian style taps and shower handset, a low flush W.C., pedestal wash hand basin and double glazed window. Storage cupboards has also been fitted.

BEDROOM FOUR

10'0 x 8'3 (3.05m x 2.51m)

Double glazed window to the rear and a central heating radiator.





OUTSIDE - FRONT

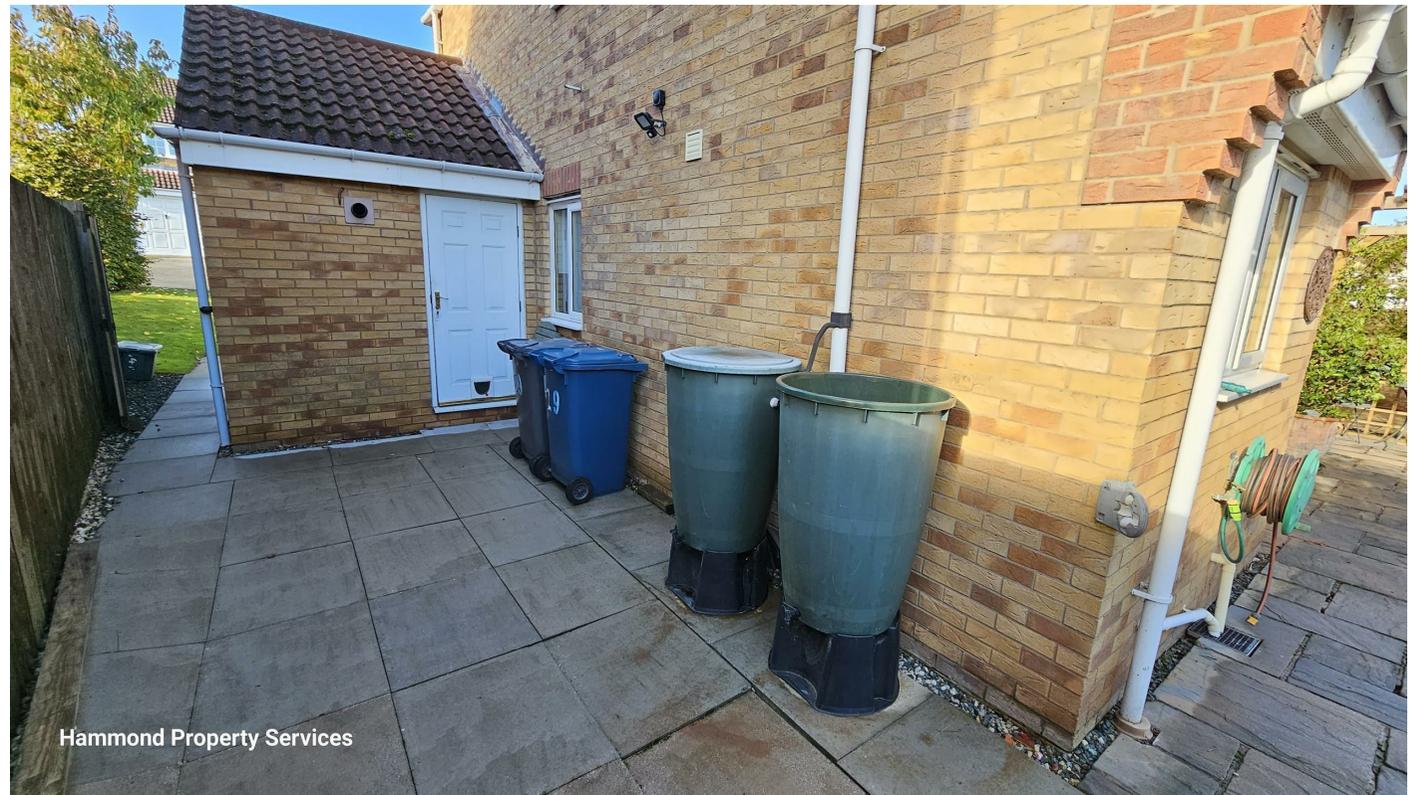
The property is situated just off Swallow Drive and, to the fore, there is extended parking for 3 vehicles with a block paved area and a driveway to the remaining single GARAGE; which enjoys both power and light. A rear access door provides access from the GARAGE to the rear garden. A secure gate to the side leads around to the rear garden.





OUTSIDE - REAR

The landscaped and well-stocked rear garden includes an extended patio area for those who enjoy al fresco dining during those balmy summer evenings. The mature plantings ensure plenty of colour and texture throughout the year with a lovely seating area from which to enjoy the last rays of the evening sunshine. A small summer house / shed to the side provides more garden storage or potential for an outdoor sitting area; whatever the weather. An outside tap has been sensibly provided.



Hammond Property Services



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!

