

FOR SALE

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**22 MALLOW WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8TZ**

£475,000

22 MALLOW WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8TZ

A 4 bedroomed detached family home from the renowned David Wilson homes and situated on a large and mature plot.

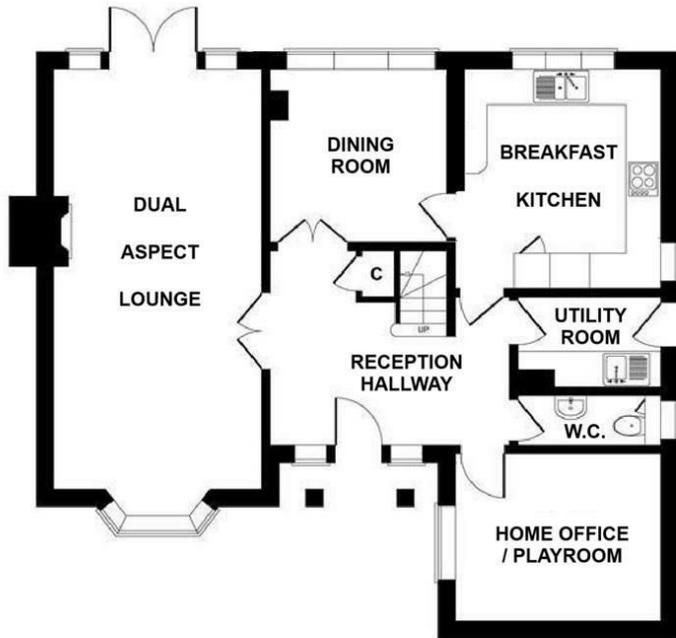
This already fabulous property could be further enhanced, as we often see, by combining the dining room with the kitchen, but that is obviously the buyers' personal choice and with the benefit of a separate room on the ground floor for use as a Home Office / Play Room.

If you are seeking a sensibly priced four bedroom detached home situated on an extensive corner plot, then this is an ideal home for you or anyone with an eye to detail who would like to put their own stamp on a very spacious home - and is priced to bring about a speedy sale with the added benefit of NO CHAIN to enable a speedy purchase.

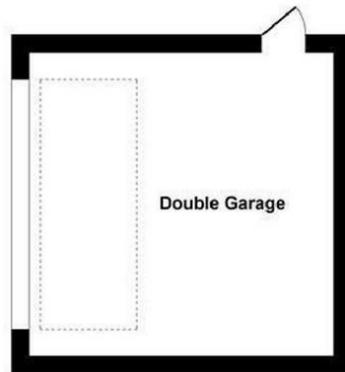
The very private rear garden is the perfect venue for those who enjoy al fresco dining during those balmy summer evenings as the rear garden is westerly facing - perfect for those sun worshippers amongst us! A double garage is approached to the right hand side of the property, to which there is a double width driveway.

Within the Centre of the Town is Bingham Market Place with its range of supermarkets, 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. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.





FIRST FLOOR



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Proceed through the traffic lights into Nottingham Road. Turn eventually left into Mallow Way and the property will be found on the left hand side, clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8TZ

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		
	71	80
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	



Entrance door with double glazed side windows into the

RECEPTION HALLWAY

13'6 x 10'6 (4.11m x 3.20m)

A spacious, light and bright reception with doors to ground floor accommodation, large open under stairs cupboard, single panel radiator and feature staircase rising to first floor.

LOUNGE

25'3 x 11'6 (7.70m x 3.51m)

A dual aspect reception room with uPVC double glazed walk in bay window to the front elevation, full opening uPVC double glazed double doors leading out to the patio area of the rear garden, two central heating radiators, feature gas fire.





DINING AREA

13'9 x 9'6 (4.19m x 2.90m)

Feature curved double glazed bay window to the rear elevation, central heating radiator, door into the

BREAKFAST KITCHEN

14'0 x 12'0 (4.27m x 3.66m)

Fitted with numerous 'shaker' style base and wall mounted units with granite effect surface over, 1 & 1/2 bowl sink and drainer with contemporary style mixer tap, plumbing for dishwasher, uPVC double glazed windows to the rear, double electric oven.





UTILITY ROOM

8'0 x 5'0 (2.44m x 1.52m)

includes space for further under counter appliance with plumbing for washing machine, double glazed door to the side elevation, wall mounted gas fired boiler.

DOWNSTAIRS CLOAKROOM

With a two piece white suite comprising: low level W.C. and wall mounted wash basin, uPVC double glazed obscure glass window to the side elevation, central heating radiator.



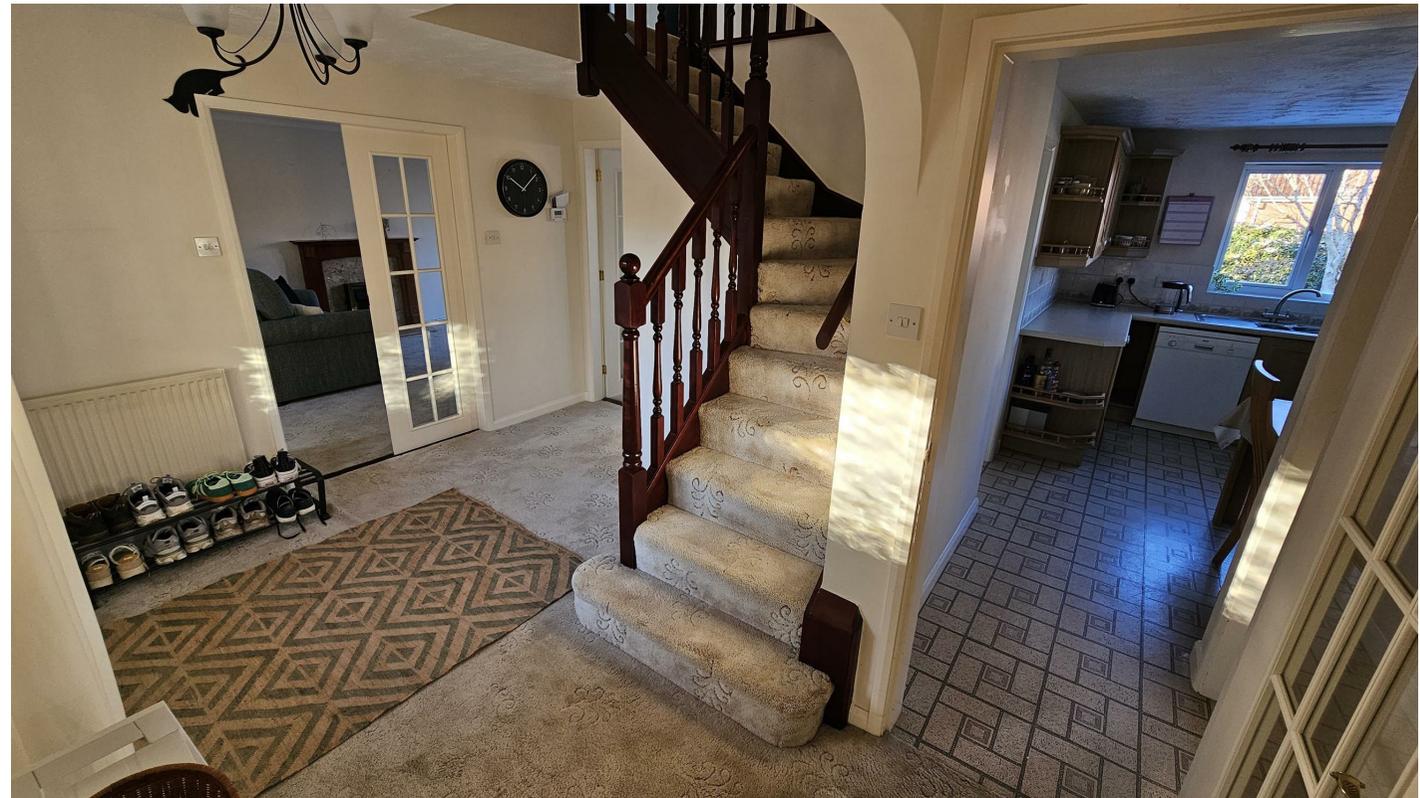


STUDY/ PLAYROOM/ HOME OFFICE

11'6 x 9'3 (3.51m x 2.82m)
uPVC double glazed window to the side elevation and a central heating radiator.

LANDING

A spacious landing with loft access, a central heating radiator and an airing cupboard and white panel doors to bedrooms and bathroom accommodation.





BEDROOM ONE

13'6 x 11'9 (4.11m x 3.58m)

uPVC double glazed window to the front elevation, central heating radiator and white panel doors to the en-suite Shower Room and Dressing Room.

WALK-IN WARDROBE

with a uPVC double glazed obscure glass window to the rear elevation, a central heating radiator and built-in storage shelving and units.

EN-SUITE SHOWER ROOM

with a three piece white suite comprising a low level W.C., pedestal wash basin and a walk-in double shower enclosure, central heating towel radiator and uPVC double glazed obscure glass window to the front elevation.





BEDROOM TWO

11'6 x 9'0 (3.51m x 2.74m)

Two uPVC double glazed windows to the front elevation, single panel radiator and built-in double wardrobe.

FAMILY BATHROOM

with a four piece suite comprising a low level W.C., pedestal wash basin, panelled bath and a separate shower cubicle with traditional style shower handset, central heating radiator, uPVC double glazed obscure glass window to the rear elevation, extractor fan, tiling to wet areas.





BEDROOM FOUR

9'9 x 9'0 (2.97m x 2.74m)

uPVC double glazed window to the rear elevation, single panel radiator and built-in double wardrobe.

BEDROOM THREE

10'6 x 9'0 (3.20m x 2.74m)

uPVC double glazed window to the rear elevation, single panel radiator and built-in double wardrobe.





OUTSIDE - FRONT

The property benefits from a very large and double width driveway providing off street parking for numerous vehicles and shaped, gravelled flower beds an area of lawn with mature shrub planting and a feature blossoming tree. There is a detached double garage with two up-and-over doors to the front elevation, courtesy door to the side elevation, providing storage, light and power and there is gated access to the rear.





OUTSIDE - REAR

To the rear of the property is a fully enclosed and very established mature gardens - ideal for alfresco dining during those balmy summer months. Plenty of shrubs providing both colour and texture with silver birch trees strategically interspersed.

