

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**3 LANGAR ROAD, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8EY**

**£840,000**

From a mere kerbside inspection it is impossible to fully appreciate the overall size of the property and the magnificent privacy and size of the plot on which it sits. For those who are looking for a southerly facing and also very private garden... then this is the one for you - with 213 sq.m. (2,292 sq.ft) of accommodation!

A brand new house in an old shell with a brand new central heating system and new stylish double glazed windows, doors and a wealth of features throughout... including the sound system.

After months of extensions, alterations, brick dust and clever design work, the current owners have created 'the house that everyone is looking for' (just have a read of these rooms) Reception Hallway, the largest open plan Living Dining Kitchen that we have seen this year with a feature central island, separate Sitting Room, a Play Room / Snug, a Home office, Utility room, and a Cloakroom. A feature landing, Master Bedroom with En-suite Shower Room, a beautiful Family Bathroom with a 5 piece suite & 3 further Double Bedrooms complete the first floor accommodation.

Priced to secure a speedy sale to enable an onward purchase, this particular home ought to be snapped up due to the individual nature of the design and the tremendous feeling of light and space throughout... and ready to move into condition.

The larger than average gardens (just over 17 metres in both width and length) have been landscaped and superbly enhanced by the current owners with a magnificent patio and entertaining area. Southerly facing, the gardens catch the morning, afternoon and evening sunshine having a brilliant degree of privacy with mature trees and shrubs to the rear boundary - perfect for those who enjoy al fresco dining during those balmy summer evenings.

The beautifully created dining area, which leads directly from the bi-fold doors of the open plan kitchen area, has been created with separate mood lighting options cleverly created for maximum atmosphere.

## 3 LANGAR ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8EY



**DIRECTIONAL NOTE** Leaving our Bingham Office via Newgate Street, turn left at the T junction onto Fairfield Street and then continue through the traffic lights with the White Lion Public House on to Tithby Road. Just before reaching the top of Tithby Road, turn right into Langar Road, where the property will be found on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

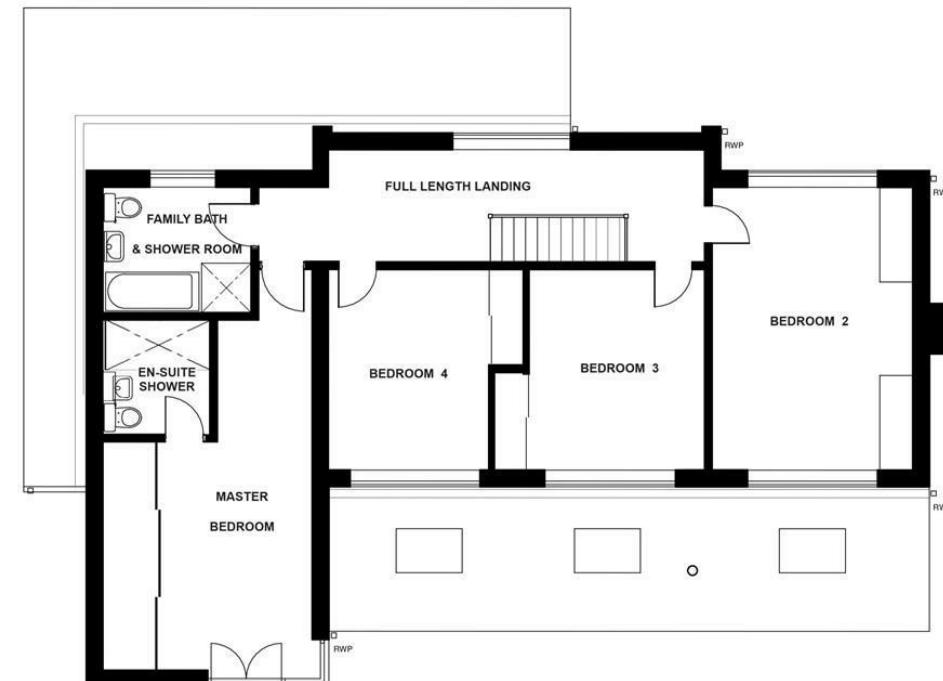
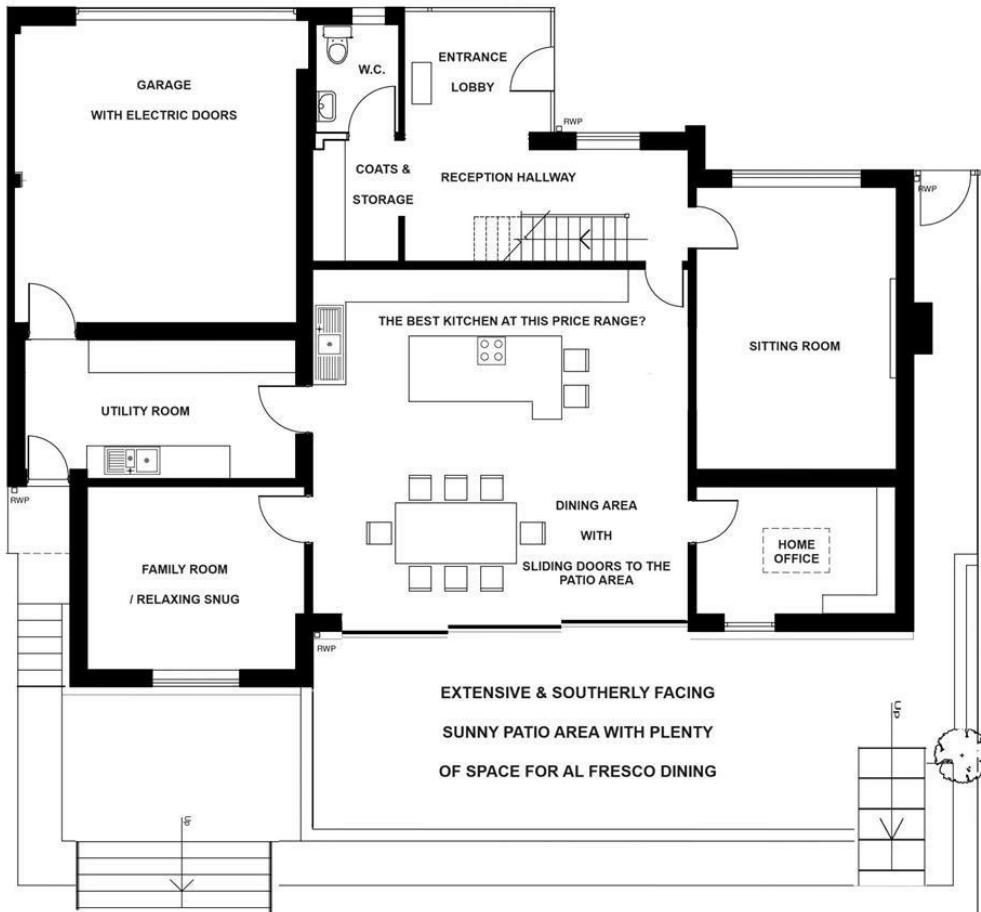
For Sat Nav use Post Code: NG13 8EY

Council Tax Band

E

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			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC



OUTSIDE - THE STUDIO? OR? 26'0 x 13'6 max & 10'6 min (7.92m x 4.11m max & 3.20m min) How will you use it? The perfect venue for your own gym, the family party room, your home office, a studio? OR... the ideal entertaining space with family and friends for a cinema? with a covered outdoor area for a BBQ? Completed in November 2025, with both power and light provided and double glazed and tinted sliding doors to the front. A wonderful addition, especially for those who have enjoyed a change in working pattern and environment.



# FOR SALE

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#### OUTSIDE - SEATING AREA

The area that everyone wishes they had... the perfect haven for those who enjoy al fresco dining during those balmy summer evenings... with sliding doors from the open plan living kitchen area leading straight out onto the tiled decking area with mood lighting, canopy, and outdoor power sockets.

The southerly facing and very sunny rear garden benefits from a wonderful degree of privacy, having been thoughtfully landscaped with initial porcelain tiled terrace, rendered retaining wall with steps and integral water feature leading up onto a lawned garden. There is various LED lighting setting to ensure the perfect mood for any event.

Composite entrance door, with side windows, leading into the





#### **LARGE RECEPTION HALLWAY**

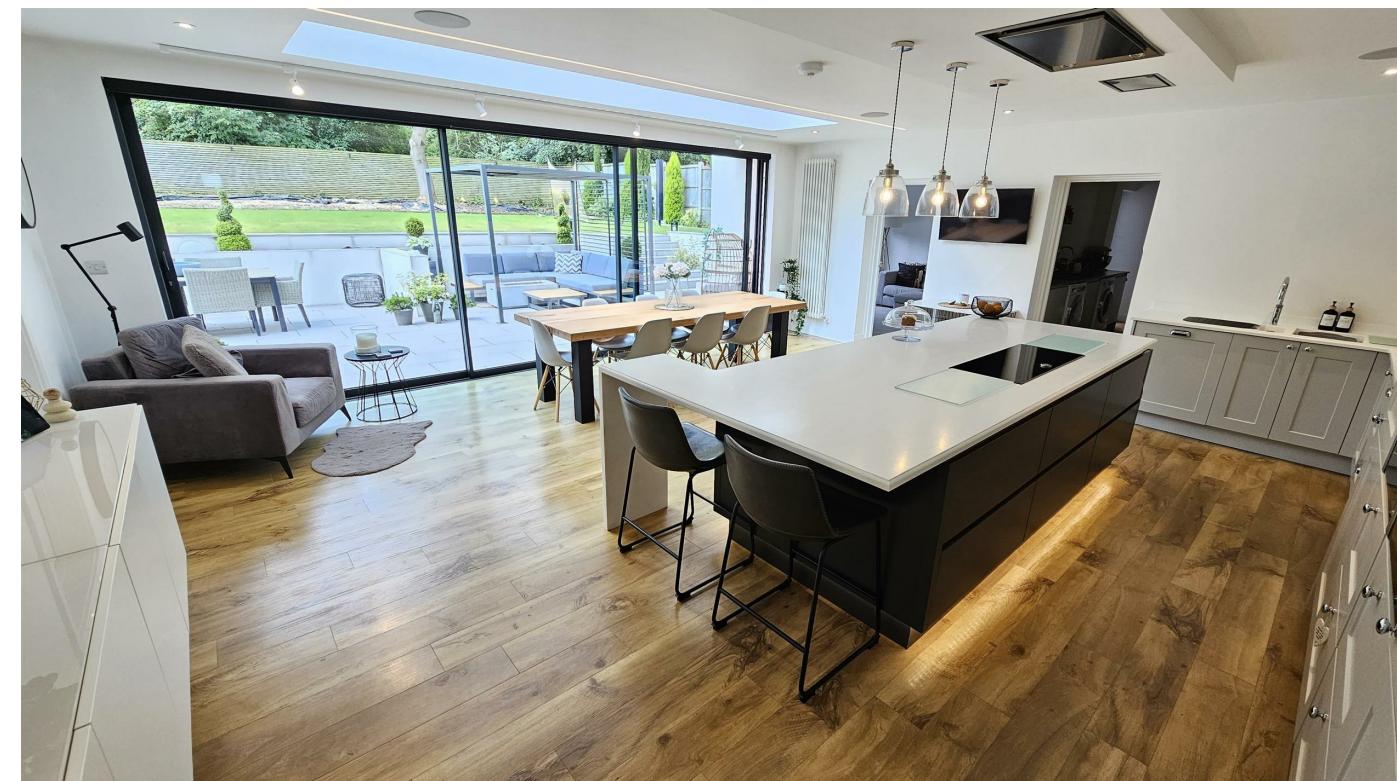
22'0 x 14'0 (6.71m x 4.27m)

with oak vinyl flooring, spindle balustrade staircase with oak handrail, stylish vertical radiator, integral storage and cloaks hanging space, full height double glazed window looking down the length of Langar Road and the views towards Newton in the distance.

#### **LARGE OPEN PLAN 'LIVING / DINING KITCHEN'**

22'0 x 20'0 (6.71m x 6.10m)

with a generous range of Shaker style units with corien preparation surfaces and central island unit providing a wealth of storage with deep pan drawers. The main work surface has moulded one and a third bowl sink unit with Quooker boiling mixer tap.





Integrated appliances include twin Neff hide and slide fan assisted ovens, full height fridge, pull out butler's pantry, corner carousel units, integral Neff combination microwave, dishwasher and recycling drawer, ceiling mounted stainless steel Neff extractor and Neff induction hob inset into the island unit. Deep skirting, contemporary column radiators, inset downlighters and speakers to the ceiling.

#### **DINING AREA & SLIDING DOORS TO THE PATIO**

A simply stunning space flooded with light having a run of three sliding double glazed aluminium doors, glass lantern above and inset LED and strip lighting, continuation of the oak effect flooring. This room is large enough to accommodate both living and dining areas.

#### **SITTING ROOM**

17'0 x 12'0 (5.18m x 3.66m)

a relaxing and moody room with dimmer control to the lights, the focal point of which is a chimney breast with inset solid fuel stove, stone mosaic tiled back and slate hearth, alcove above designed for flat screen TV, inset downlighters and speakers to the ceiling, stylish horizontal radiator, deep skirting, UPVC double glazed window to the front.





#### **FAMILY ROOM / SNUG**

12'3 x 12'0 (3.73m x 3.66m)

A room that changes as the family grows... inset downlighters and speakers to the ceiling, deep skirting, stylish vertical radiator and a UPVC double glazed window overlooking the extensive rear garden.

#### **CLOAKROOM**

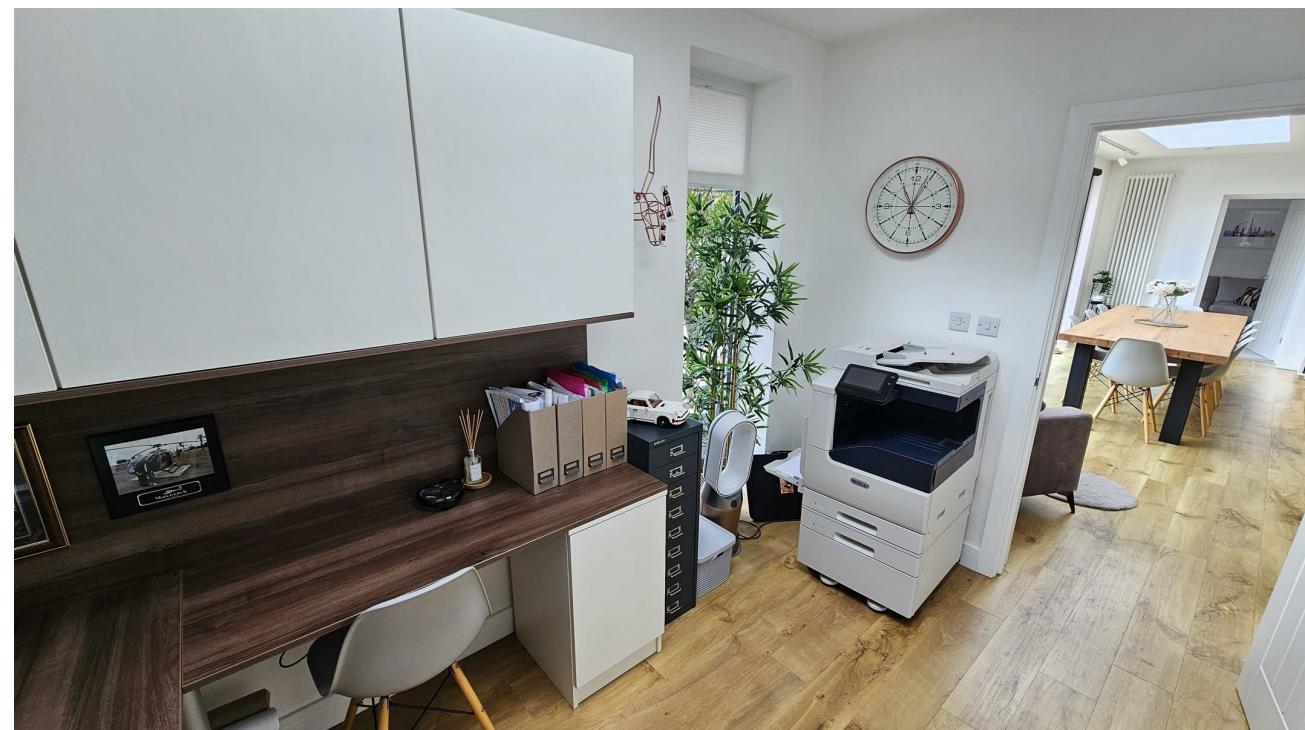
6'9 x 5'3 (2.06m x 1.60m)

even more quality with Villeroy & Boch half pedestal wall hung W.C., with concealed cistern, a vanity unit with elliptical wash basin and free standing Porcelanosa matt black mixer tap, tiled splashbacks, concealed LED lighting and display alcove, deep skirting, continuation of the oak effect flooring, inset downlighters to the ceiling, stylish vertical radiator and a double glazed window to the front.

#### **HOME OFFICE**

11'8 x 7'6 (3.56m x 2.29m )

ideal as a home office having a generous range of integrated units and work surface, inset downlighters to the ceiling, continuation of the oak effect vinyl flooring, central heating radiator, double glazed electronic sky lantern and a full height and feature UPVC double glazed window overlooking the rear.





#### **THE LARGEST UTILITY ROOM AT THIS PRICE?**

16'0 x 8'4 (4.88m x 2.54m)

exactly what every family house needs... a wealth of storage with a run of 5 quarter-height built in cupboards, integrated fridge and freezer, preparation surface with inset resin one and a third bowl sink and drainer unit, plumbing for washing machine, space for tumble drier, continuation of the oak effect flooring, deep skirting, inset downlighters to the ceiling, central heating radiator, UPVC double glazed door leading into the rear garden and further door giving access into the double garage.

#### **GALLERIED LANDING**

26'6 x 6'8 (8.08m x 2.03m)

with inset LED downlighters, UPVC double glazed window with fabulous views to the north, a central heating radiator, built-in storage cupboard, wall mounted thermostatic controls for the Nest central heating and door to



### **MASTER BEDROOM 1**

20'8 x 10'0 plus wardrobes (6.30m x 3.05m plus wardrobes)  
a beautiful haven bedroom with a vaulted ceiling and attractive UPVC double glazed gable-end and a wealth of built in storage with three quarter height integral wardrobes with sliding door fronts, central heating radiator, inset downlighters, speakers to the ceiling and a door to

### **EN-SUITE SHOWER ROOM**

8'0 x 5'8 (2.44m x 1.73m)  
of a Boutique Hotel Quality... with large double width walk-in wet area with glass screen and twin wall mounted rainwater roses each with their own thermostatic electronic mixers, separate wall mounted independent handset and attractive LED downlit alcove, two piece Villeroy & Boch suite comprising half pedestal W.C. with concealed cistern and wall mounted half pedestal wash basin, tiled splashbacks, LED downlit mirrored alcove, contemporary towel radiator, underfloor heating, pitched ceiling with inset downlighters, integral speakers and skylight.

### **BEDROOM 2**

17'0 x 12'0 (5.18m x 3.66m)  
a spacious double bedroom with dual aspect flooding the room with light and benefitting from views over both the rear garden and far reaching views to the front, plenty of built-in wardrobes with central dressing table, deep skirting, inset downlighters to the ceiling, central heating radiator and UPVC double glazed windows.



#### **FAMILY BATHROOM**

9'0 x 8'6 (2.74m x 2.59m)

a very contemporary suite comprising tile panelled double-ended bath with thermostatic mixer and display alcove, separate shower enclosure with glass screen and wall mounted shower mixer with electronic thermostatic control, two piece Villeroy & Boch suite comprising half pedestal W.C. with concealed cistern, vanity unit with inset wash basin and tiled and mirrored splashbacks, tiled floor, inset downlighters and sound-system speaker to the ceiling, contemporary towel radiator, underfloor heating and UPVC double glazed window to the front.

#### **BEDROOM 3**

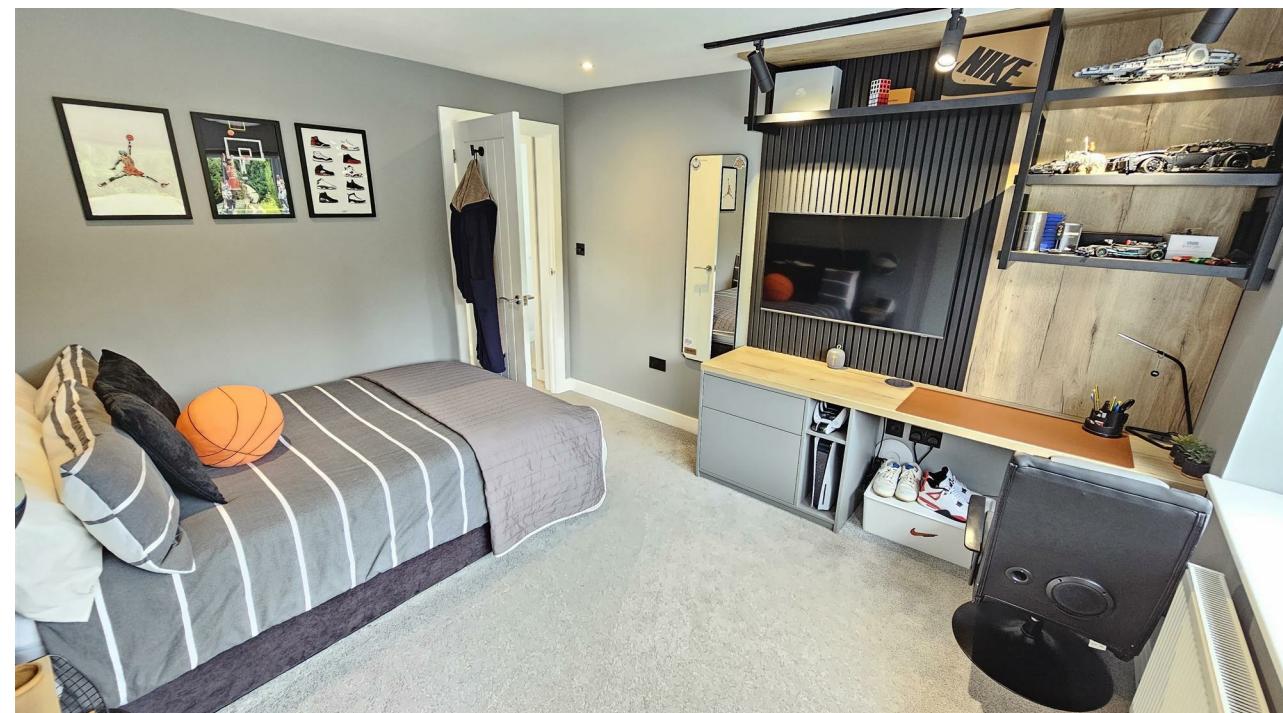
12'0 x 10'6 (3.66m x 3.20m)

built-in sliding door wardrobes, deep skirting, central heating radiator and UPVC double glazed window overlooking the rear garden.

#### **BEDROOM 4**

12'3 x 9'6 (3.73m x 2.90m)

built-in sliding door wardrobes, deep skirting, central heating radiator and UPVC double glazed window overlooking the rear garden.



#### **OUTSIDE - FRONT**

An extensive area of driveway to the front provides ample off street parking for numerous vehicles and is adjacent to a lawned area. The driveway leads to the DOUBLE GARAGE (17'6 x 16') which houses the wiring and control systems for the technology within the property. A full explanation of the system will be given to the purchaser. Power and light has been fitted and the garage houses the Vaillant gas fired boiler.

#### **OUTSIDE - REAR**

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Steve Pritchett

Please contact us for a FREE discussion on our services

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