

FOR SALE

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**8 LARCH CLOSE, BINGHAM,
NOTTINGHAMSHIRE NG13 8GW**

£235,000

8 LARCH CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8GW

We have pleasure in offering to the market this semi-detached bungalow situated on a quiet cul-de-sac with both a driveway and garage as well as the largest garden we have seen at this price range. The property benefits from gas fired central heating and UPVC double glazing and is offered to the market with NO CHAIN.

The accommodation comprises entrance hall, good size lounge, large dining kitchen overlooking the rear garden, two double bedrooms and a large 'wet room' shower.

Situated on a level plot with landscaped and lawned front garden, driveway and access to a garage. The very private rear garden is particularly pleasant and well maintained offering a good degree of privacy. The Bungalow conveniently backs onto the grassed field area of Crow Close and a gate within the rear allows access to the pathway that leads to both Long Acre East as a short cut towards Bingham Market Place and in the other direction towards Nursery Road adjacent to Carnarvon Primary School.

For those requiring easy access the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

There is very easy access into the Market Place of Bingham where you can enjoy 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.

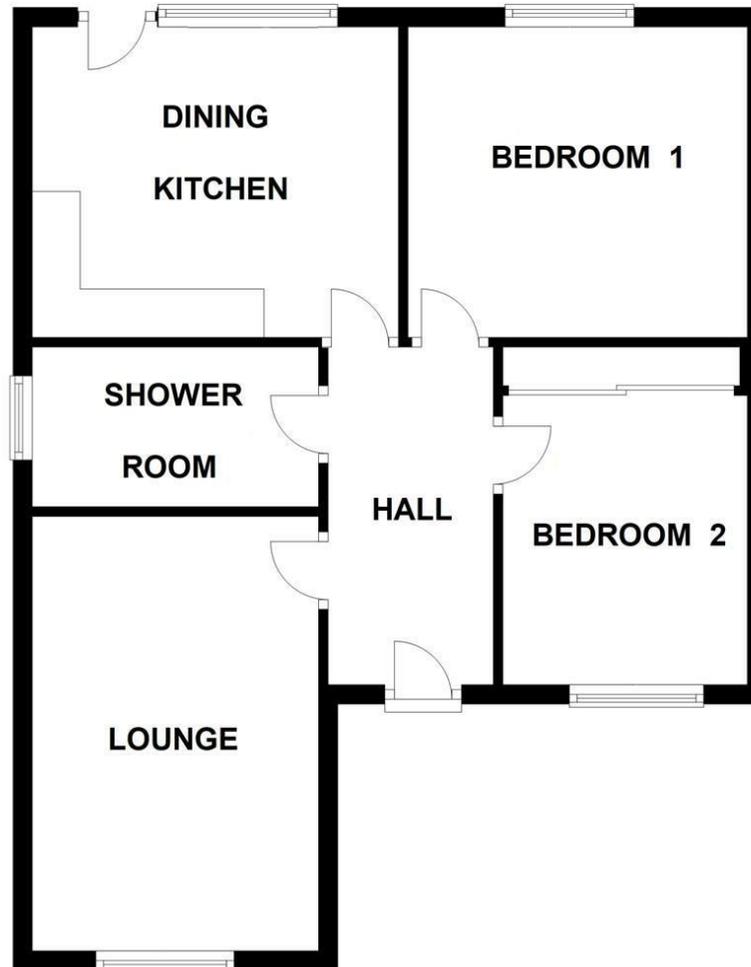
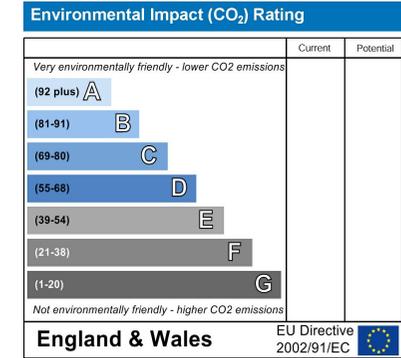
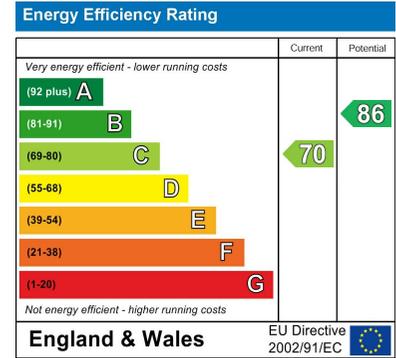
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.



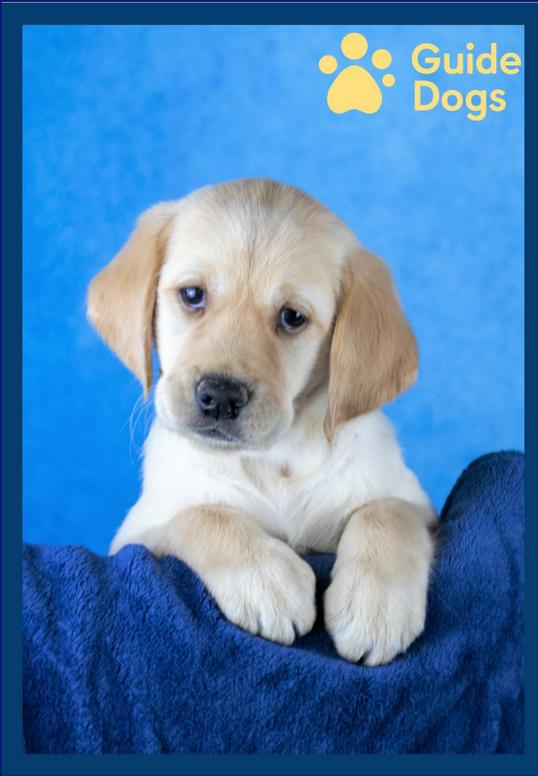
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the new Fosse Way View Nursing Home on the right. Pass Dark Lane on the left. Take the next left turning into Willow Road and just after the road bends to the right, turn left into Larch Close 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 8GW

Council Tax Band C



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!

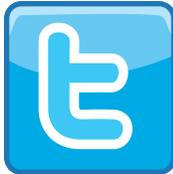
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at




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Services Bingham



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



For more details, email sponsorship@hammondpropertyservices.com



Upvc double glazed entrance door gives access into

RECEPTION HALLWAY

with useful storage / cloaks cupboard. Central heating radiator. Access to the loft space.

LOUNGE

14'9 x 11'0 (4.50m x 3.35m)

with a double glazed window to the front and a central heating radiator. Two ceiling lights.





DINING KITCHEN

12'6 x 10'6 (3.81m x 3.20m)

Fitted with a range of wall, base and drawer units, rolled edge laminate preparation surfaces with inset stainless steel sink and drainer unit, tiled splashbacks, space for free standing fridge or freezer, ample room for breakfast or dining table, central heating radiator, UPVC double glazed tilt & turn door into the rear garden. Door into the

GARAGE

with double glazed windows and door to the rear garden. Central heating radiator. Useful storage cupboards.





BEDROOM 1

11'6 x 10'6 (3.51m x 3.20m)
with double glazed window overlooking the rear garden. Central heating radiator.

BEDROOM 2

11'6 x 8'4 (3.51m x 2.54m)
with double glazed window overlooking the front. Central heating radiator. Built-in wardrobes with overhead cupboards.

FULLY TILED 'WET ROOM' SHOWER

a sensibly created 'Wet Room' with suite comprising walk-in shower area with screen and curtain Wall mounted electric shower, wash basin and low flush W.C. Complementary tiling to all walls. Central heating radiator.





OUTSIDE

The property is situated at the end of a delightful cul de sac setting. To the front of the property there is a landscaped and lawned garden with a driveway providing car standing and leading to the attached Garage with an up and over door, power and light. A mature shrub hedge to the front provides plenty of privacy. A side gate enables access to the rear garden from the front.





The large rear garden is an attractive feature of the property offering a very high degree of privacy and being mainly laid to lawn with gravelled borders containing a variety of trees and shrubs, timber summer house / shed and a separate greenhouse.

Gravelled areas with inset patio for the perfect place from which to enjoy the garden in sunshine and to catch the last of the rays at the end of an evening. The Bungalow conveniently backs onto the grassed field area of Crow Close and a gate within the rear allows access to the pathway that leads to both Long Acre East as a short cut towards Bingham Market Place and in the other direction towards Nursery Road adjacent to Carnarvon Primary School.





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!





Rosie Chick

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

01949 87 86 85

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call Sharon on **01949 87 86 90**



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Then get one of these!!! →



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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

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!