

FOR SALE

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**14 DUNSMORE AVENUE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AB**

GUIDE PRICE £365,000 - £375,000

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The room... with 'a view'!

A detached family home completed by Barratt Homes to their very popular Kingsley design in 2019 with an enviable position and plot - having been specifically chosen off-plan for the southerly facing orientation and the size of the rear garden. With a separate lounge, a large dining kitchen, utility room and downstairs cloakroom (with a wonderful 'view'). To the first floor is the main bedroom with en-suite shower room and three further bedrooms, all serviced by the family bathroom. The landscaped rear garden is fully enclosed and benefits from a lawn and mature shrubs and plants which ensure both plenty of colour and texture - perfect for those who enjoy al fresco dining during those balmy summer evenings.

The property is being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer. Presented in immaculate condition as the property was purchased as a second home for use when visiting family and has, therefore, been occupied on very few occasions over the last 6 years!

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! 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.

For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.

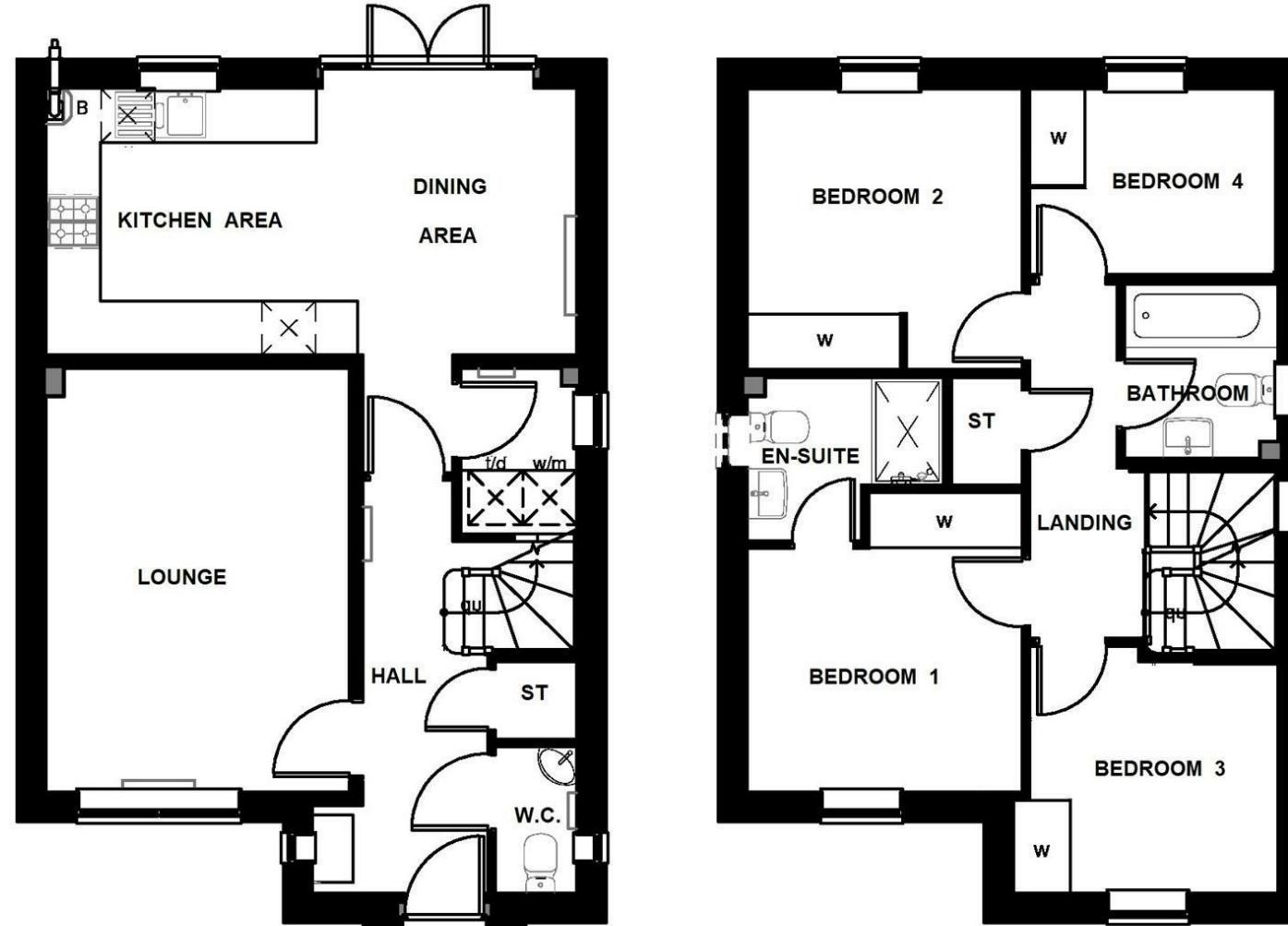
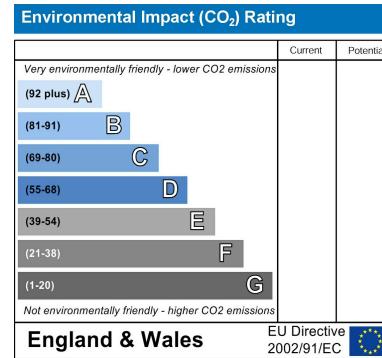
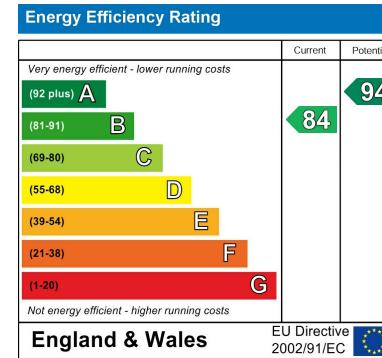
Please note that there will be a Service Charge for the Development upon completion of all works.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, this particular 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 7AB**

Council Tax Band **D**





Double glazed entrance door leads through to

RECEPTION HALLWAY

with a wood effect flooring, central heating radiator and doors to

LOUNGE

15'6 x 11'0 (4.72m x 3.35m)
with a double glazed window to the front elevation and a central heating radiator.





OPEN PLAN KITCHEN / DINING AREA

19'4 x 14'0 (5.89m x 4.27m)
with wood effect surfaces to three sides with
drawers and cupboards under. Wall
mounted cupboard units with under lighting.
Four ring gas hob with extractor hood over
and electric oven under. Integrated fridge,
freezer and dishwasher. One and a half
bowl inset stainless steel sink unit with
swanhead mixer tap. Recessed spot lights.
Wood effect flooring.





DINING AREA

with double glazed double doors leading to the rear garden, wood effect flooring and recessed lighting. Central heating radiator.

UTILITY ROOM

6'0 x 4'3 (1.83m x 1.30m)
plumbing for washing machine, space for dryer, continuation of the wood effect flooring. A double glazed window to the side.

DOWNSTAIRS CLOAKROOM - THE ROOM WITH 'A VIEW'.

Low level flush W.C, wash hand basin, a central heating radiator and a continuation to the wood effect flooring.





LANDING

From the hallway, stairs rise to the first floor landing with a double glazed side window.

BEDROOM ONE

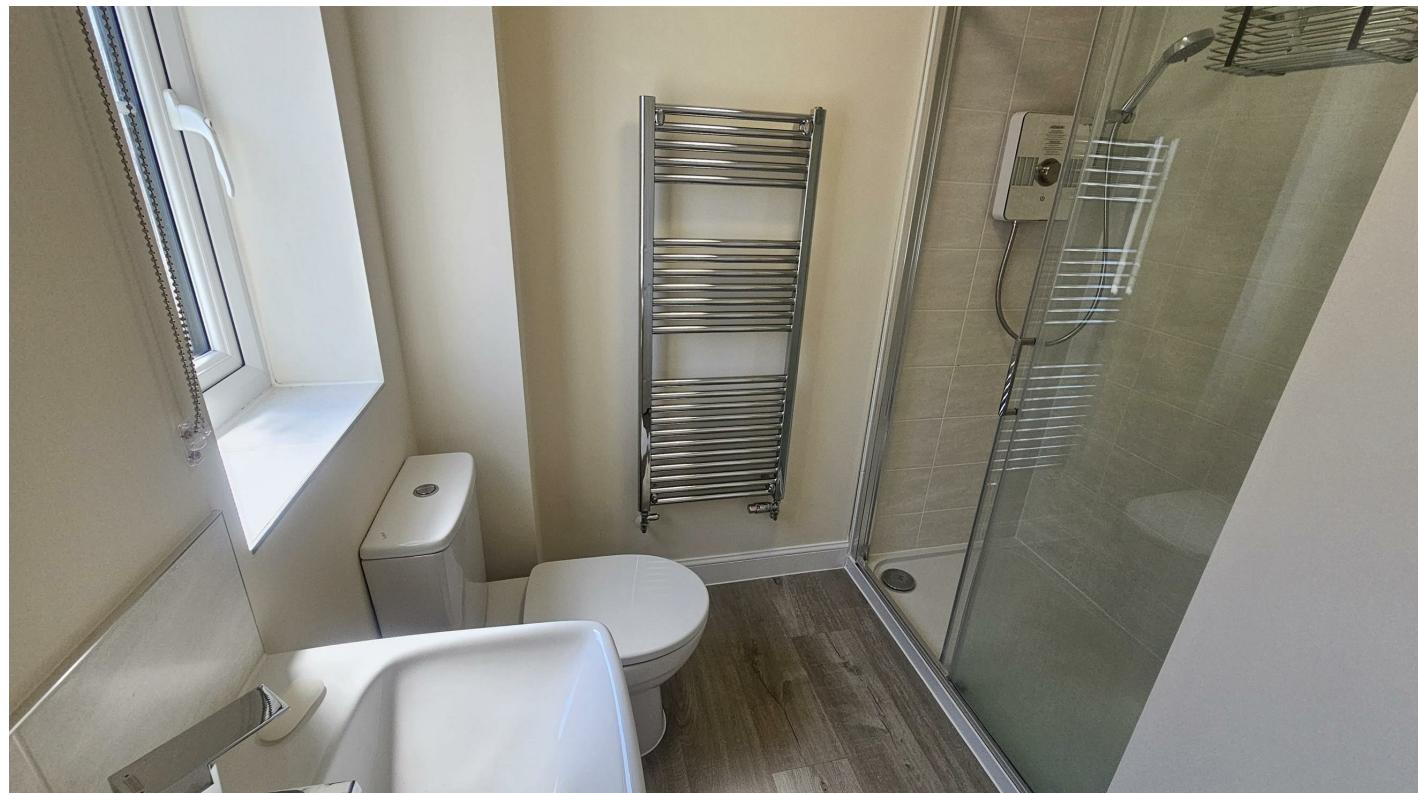
11'0 x 10'0 (3.35m x 3.05m)

Double glazed window to the front elevation, built-in and mirror fronted wardrobes and a central heating radiator.

EN-SUITE SHOWER ROOM

7'2 x 5'11 (2.18m x 1.80m)

Double glazed window to side elevation, low level flush W.C., wash hand basin, a double shower cubicle and a towel radiator.





BEDROOM TWO

10'3 x 10'0 (3.12m x 3.05m)
with a double glazed window to the
rear elevation and a central heating
radiator. Three fitted wardrobes.





BEDROOM FOUR

9'0 x 6'9 (2.74m x 2.06m)

Double glazed window to rear elevation and a central heating radiator. Fitted wardrobe.



FAMILY BATHROOM

6'4 x 5'7 (1.93m x 1.70m)

with a three piece suite comprising a panelled bath with a shower over and screen, low flush W.C, wash hand basin. Double glazed window to the side elevation and central heating radiator.



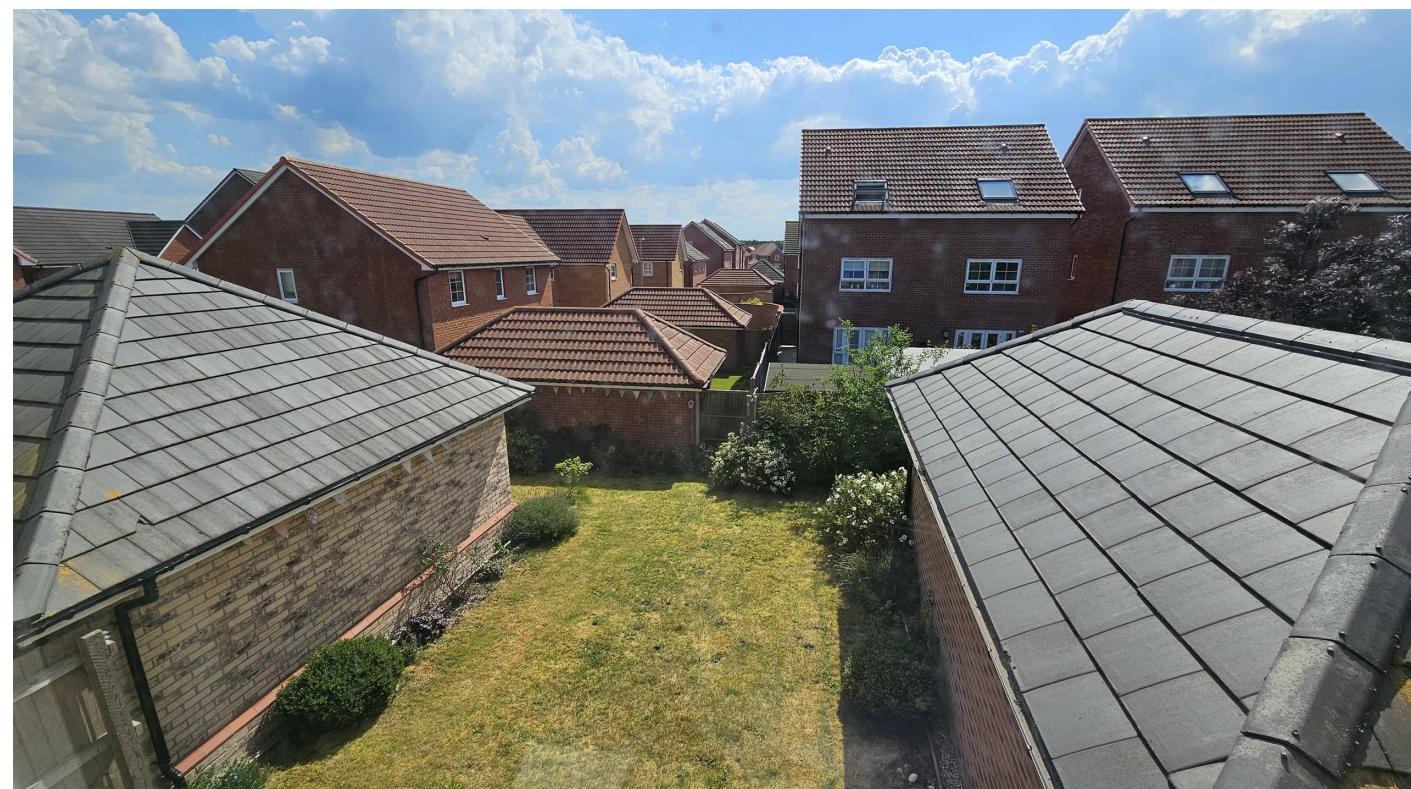
BEDROOM THREE

9'8 x 9'0 (2.95m x 2.74m)

Double glazed window to the front elevation, central heating radiator. Fitted wardrobes.

OUTSIDE - FRONT

To the front of the property is driveway providing off street parking for two vehicles, an electric car charging point and a GARAGE. Gated access to the rear garden. In addition, an outdoor light has been thoughtfully fitted to the front. The front door is set back from road with a low shrub hedge - ideal for those with smaller children.





OUTSIDE - REAR

The landscaped rear garden is fully enclosed and benefits from a lawn, mature shrubs and plants which ensure both plenty of colour and texture - perfect for those who enjoy al fresco dining during those balmy summer evenings.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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to arrange a suitable time for us to call out and to discuss what we do and how we do it!