

**FOR SALE**

**01949 87 86 85**

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

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**16 WIDNALL DRIVE, BINGHAM,  
NOTTINGHAMSHIRE NG13 7AR**

**£375,000**

# 16 WIDNALL DRIVE, NOTTINGHAMSHIRE NG13 7AR

\*\*\* RECEIVE £125 of JOHN LEWIS VOUCHERS IF YOU BUY THIS PROPERTY THROUGH HAMMOND PROPERTY SERVICES - Book your viewing now!!! \*\*\*

A detached family home completed by Barratt Homes to their very popular Kingsley design in 2019 with an enviable position just off the road at the head of a private driveway. With four bedrooms, a large dining kitchen, utility room and downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and three further bedrooms serviced by the family bathroom. The landscaped rear garden is fully enclosed and benefits from an artificial grass lawn - perfect for use throughout the year.

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.

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!



## VIEWING APPOINTMENT

Date: \_\_\_\_\_

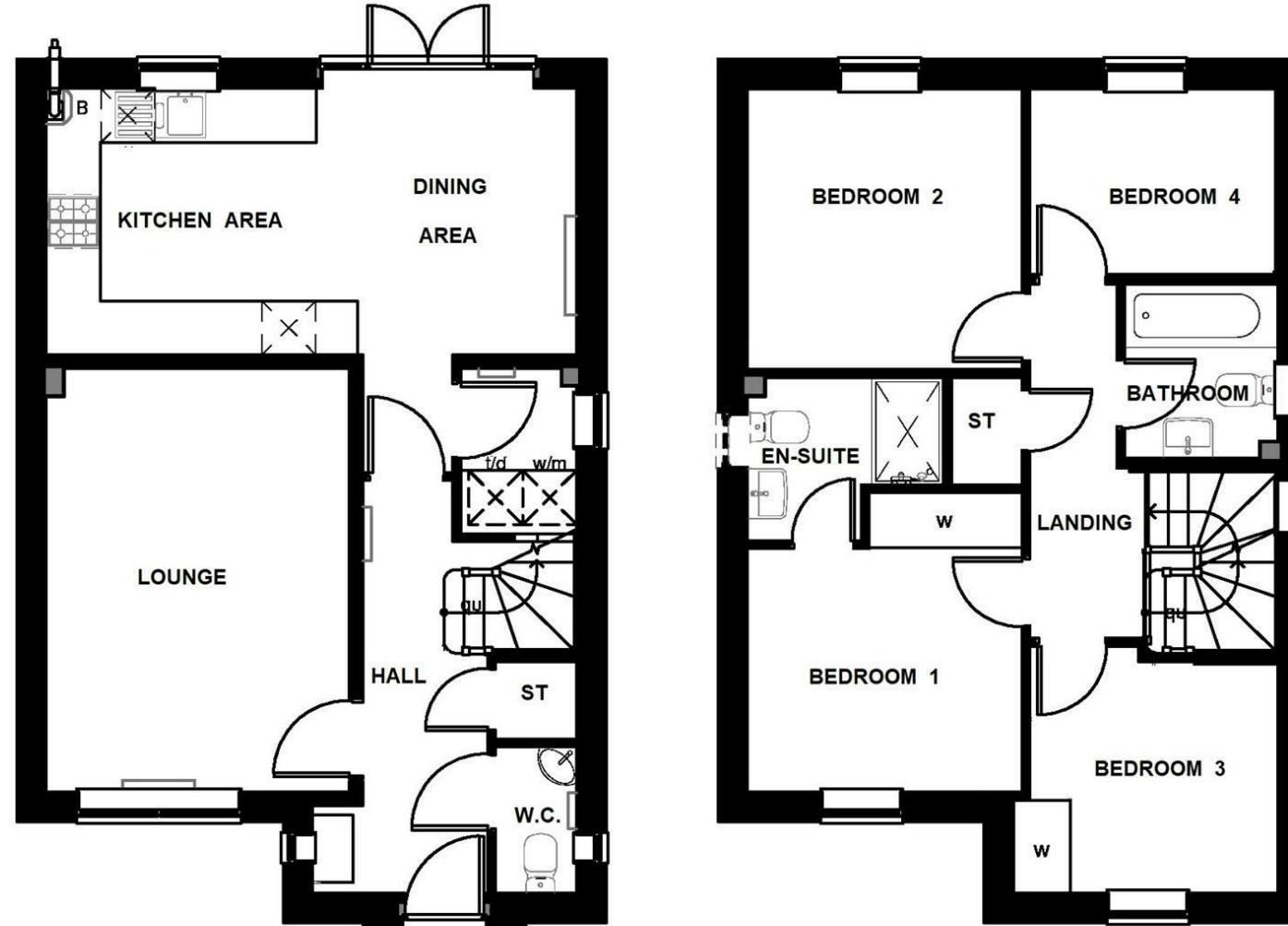
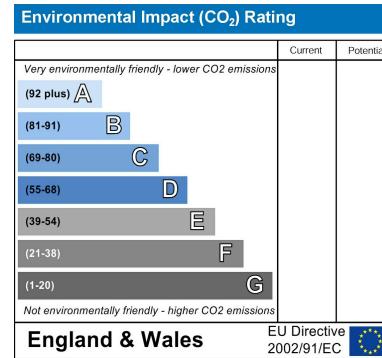
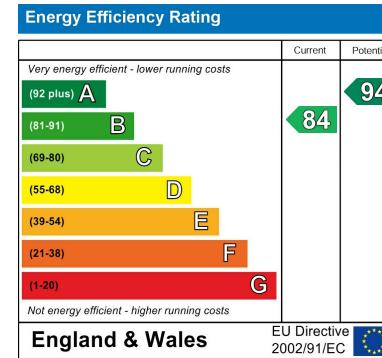
Time: \_\_\_\_\_

Meeting: \_\_\_\_\_

**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights at The White Lion into Nottingham Road and continue to Saxondale Road. Turn right as signposted towards East Bridgford along the old A46 (B692) by taking the Lane for SERV & A46. Continue along the road and turn right into Dunsmore Avenue (the New Development). Take the first turn on the right, Marriott Street, and then right again into Widnall Drive and this particular property will be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code:** NG13 7AR

**Council Tax Band**



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  
**OnTheMarket.com**



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Hammond Property Services Bingham



Follow us on Twitter

@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

**[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)**





Entrance door leads through to

**RECEPTION HALLWAY**

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

**LOUNGE**

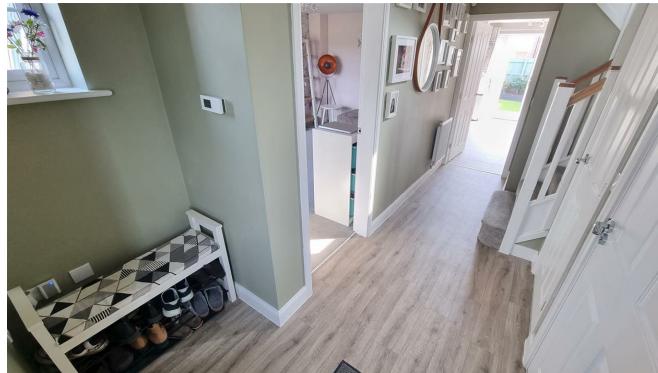
15'6 x 11'0 (4.72m x 3.35m)

with a double glazed window to the front elevation and a central heating radiator.



**DOWNSTAIRS CLOAKROOM**

Low level flush W.C, wash hand basin and double glazed window to the front elevation. A continuation to the wood effect flooring.





### **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.

### **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.





### **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 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 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.

#### **BEDROOM THREE**

9'8 x 9'0 (2.95m x 2.74m)  
Double glazed window to the front elevation, central heating radiator.

#### **FAMILY BATHROOM**

6'4 x 5'7 (1.93m x 1.70m)  
with a three piece suite comprising a panelled bath, low flush W.C, wash hand basin. Double glazed window to the side elevation and central heating radiator.



#### **BEDROOM FOUR**

9'0 x 6'9 (2.74m x 2.06m)  
Double glazed window to rear elevation, a central heating radiator.





#### OUTSIDE

The property is located at the head of a driveway - no cars driving past your front window! There is an open aspect to the front overlooking mature landscaping. To the side of the property is driveway providing off street parking for two vehicles and leading to the GARAGE from which a recently installed door allows access to the rear garden. To the rear is a further landscaped, fully enclosed and artificially lawned garden with a feature sitting or 'goal' area behind the garage. The large patio area is perfect for those who enjoy private al fresco dining during those balmy summer months.





To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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!



01949 87 86 85



Oliver Styles

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, call **Gaynor Haywood** on **01949 87 86 90**



← Want one of these???

Then get one of these!!! →

◎ WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ..... WE QUIZ!!! ◎

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!