

**FOR SALE**

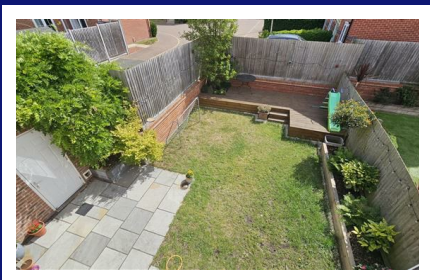
**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**8 AUTUMN ROAD, COTGRAVE, NOTTINGHAM,  
NOTTINGHAMSHIRE NG12 3SR**

**£365,000**



## 8 AUTUMN ROAD, COTGRAVE, NOTTINGHAMSHIRE NG12 3SR

A fabulous detached family home completed recently by Barratt Homes to the Wymeswold design with 1190 sq ft of space and with a very private and landscaped rear garden.

Whether you are First Time Buyers, a growing family or those downsizing, looking for something easier to maintain, then this is the house that many are looking for... you can walk in, put your furniture down and do nothing! Arranged over two floors, the property provides immaculately presented accommodation including an entrance hall, lounge to the front and a large dining kitchen to the ground floor, a utility room and separate cloakroom / W.C., with the first floor landing giving access to four bedrooms (ensuite shower room to the main bedroom) and a family bathroom. The owners have thoughtfully created a sun-trap area of decking for those who enjoy al fresco dining during those balmy summer days.

Cotgrave village has an excellent range of local facilities and amenities, high grade schooling, and Nottingham city centre and West Bridgford are within easy reach. The property is strategically well located for the A46, A52 and in turn the M1 and A1 motorways. Local rail access points are also in various locations including Nottingham and Grantham with both providing fast rail access to the City of London.

For those looking for easy access to more facilities, then the local town of 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.

Cotgrave 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!

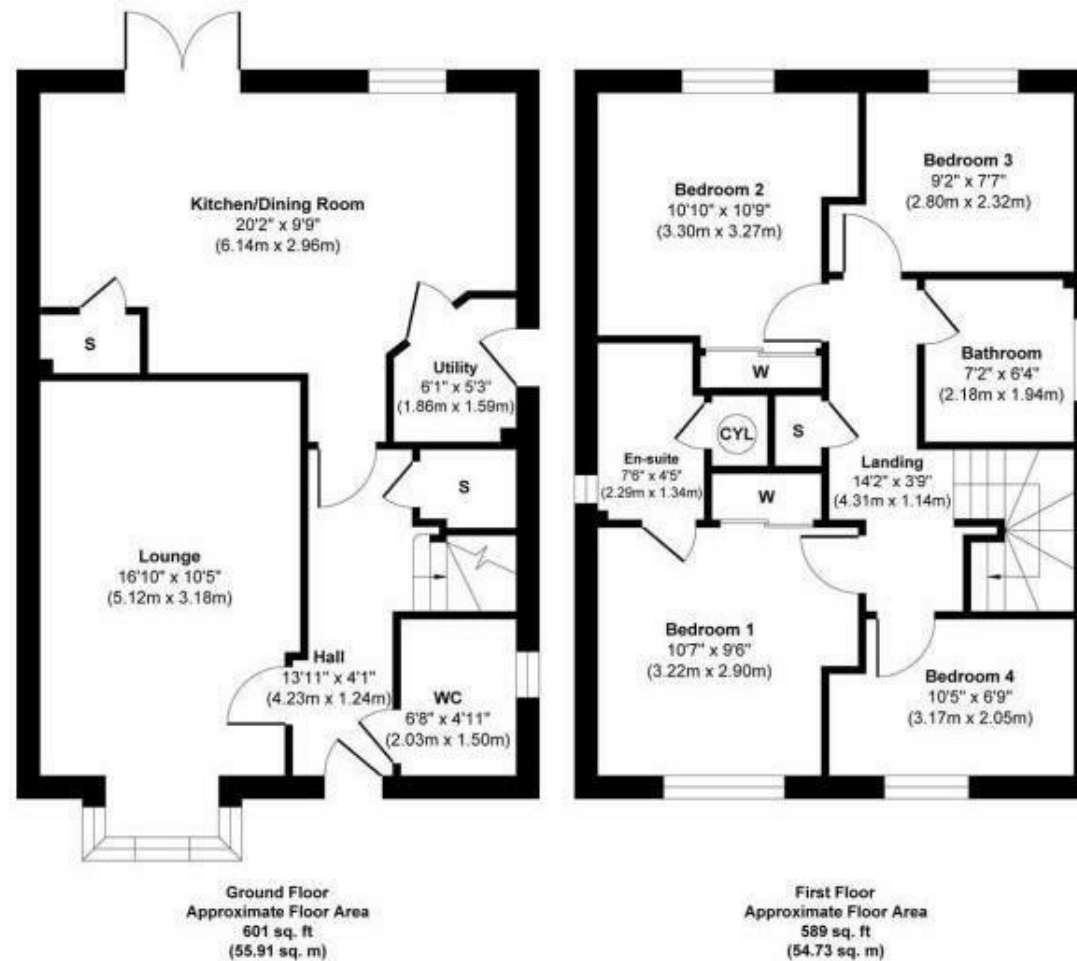


Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 1190 sq. ft / 110.64 sq. m

Produced by Elements Property



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 suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at  
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**Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 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

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childline.org.uk | 0800 1111



**B.H.T.A.**  
BINGHAM HERITAGE  
TRAILS ASSOCIATION



**football  
community**



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Composite entrance door through to the Hallway

#### HALLWAY

with stairs to the first floor, under-stairs storage cupboard, herringbone flooring, central heating radiator and doors leading through to the dining kitchen and the lounge.

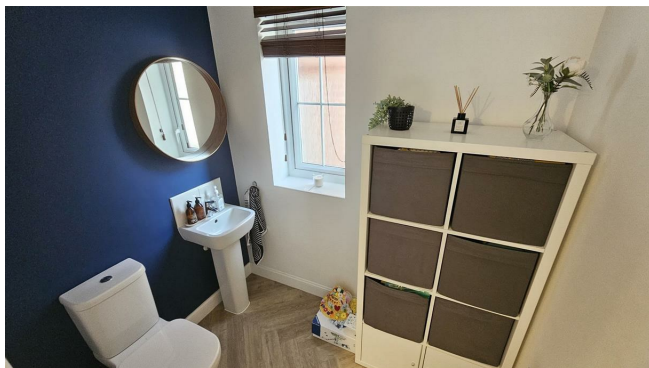
#### LOUNGE

17'0 x 10'6 (5.18m x 3.20m)

UPVC double glazed window to the front elevation, feature fireplace, central heating radiator.







### **DINING KITCHEN**

#### **KITCHEN AREA**

14'9 x 10'6 (4.50m x 3.20m)

#### **DINING AREA**

12'0 x 9'3 (3.66m x 2.82m)

#### **UTILITY ROOM**

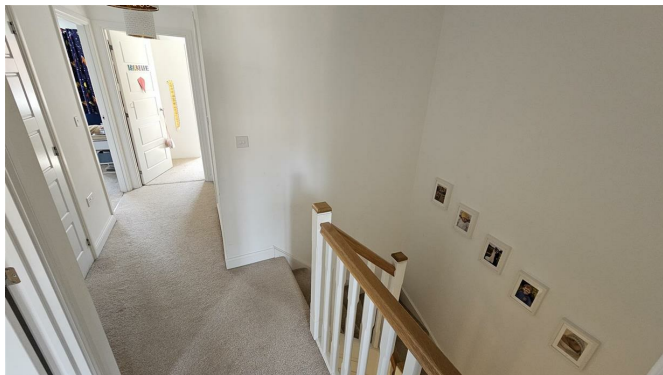
6'0 x 5'3 (1.83m x 1.60m)

#### **CLOAKROOM**

#### **LANDING**





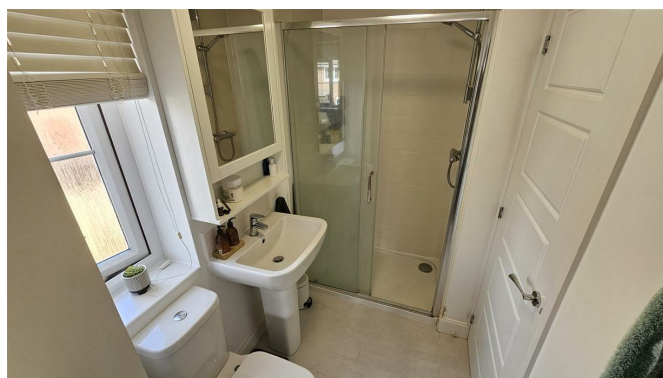


### **BEDROOM 1**

10'6 x 9'6 (3.20m x 2.90m)

UPVC double glazed window to the front elevation, central heating radiator. Wardrobe recess.

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







### **BEDROOM 2**

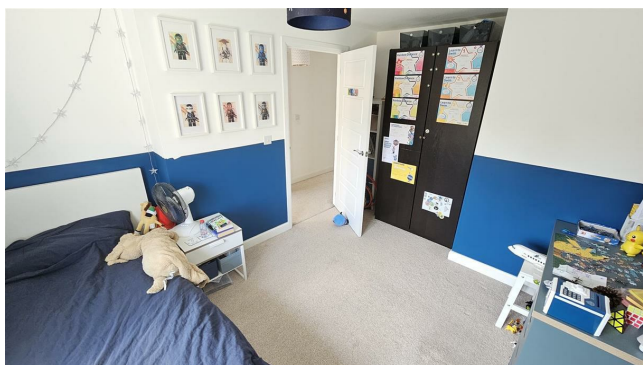
11'0 x 10'9 (3.35m x 3.28m)

UPVC double glazed window to the rear elevation, central heating radiator. Wardrobe recess.

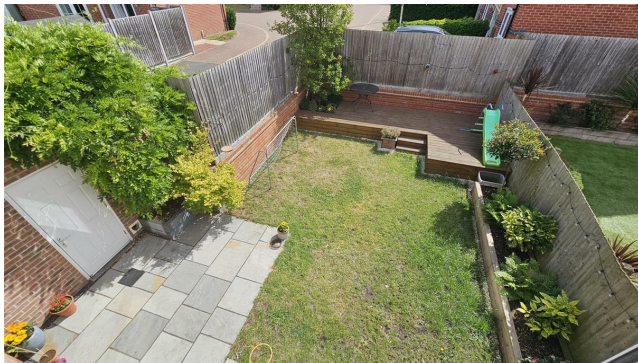
### **BEDROOM 3**

9'2 x 7'6 (2.79m x 2.29m)

UPVC double glazed window to the rear elevation, central heating radiator.







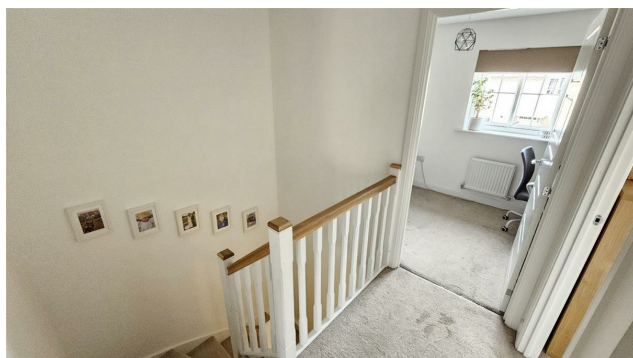
#### **BATHROOM**

Fitted with a three piece suite in white comprising a low level flush W.C., contemporary pedestal wash basin and a panelled bath with mixer tap. Central heating radiator and an opaque UPVC double glazed window to the side elevation.

#### **BEDROOM 4**

10'6 x 6'9 (3.20m x 2.06m)

UPVC double glazed window to the front elevation, central heating radiator.







#### **OUTSIDE TO THE FRONT**

To the front of the property there is a driveway providing off road parking for up to two vehicles and leading to the GARAGE. Pathways lead to the front entrance door and plantings to either side.

#### **OUTSIDE TO THE REAR**

There is timber fencing to the boundaries and an adjacent well maintained garden which includes a variety of shrubs and raised planting areas. An extended patio area and pathway to the raised area of decking. A relaxing haven for those who enjoy al fresco entertaining during those balmy summer evenings. Sensibly, an outside tap has been provided.







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!







Steve Pritchett

Please contact us for a FREE discussion on our services

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and to discuss what we do  
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