

FOR SALE

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FAR REACHING VIEWS TOWARDS
NEWTON & EAST BRIDGFORD IN THE DISTANCE



**29 CHARLOCK GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8UH**

£209,950

This is an excellent opportunity for one lucky purchaser to acquire a 2 bed roomed home – situated within a cul-de-sac and with substantial gardens to the rear... and fabulous views towards Newark, East Bridgford & Newton in the distance. There is ample off street parking to the front for two vehicles and the property benefits from double glazing throughout. Sensibly, an EV charging point has been fitted at the front.

N.B. THIS PROPERTY IS BEING SOLD WITH THE BENEFIT OF NO CHAIN TO ENABLE A SPEEDY PURCHASE FOR THE RIGHT BUYER.

The gas centrally heated interior enjoys a pleasant light and airy feel to it. The décor is simple and yet very effective when combined with the stylish kitchen. The accommodation consists the entrance porch, lounge and dining kitchen. There are two bedrooms to the first floor as well as a recently fitted shower with both rainwater and handset fittings. A small seat is also fitted.

The extended patio area leads from the dining kitchen - and steps lead you to the perfect sun-trap for those who enjoy al fresco dining during those balmy summer evenings.

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

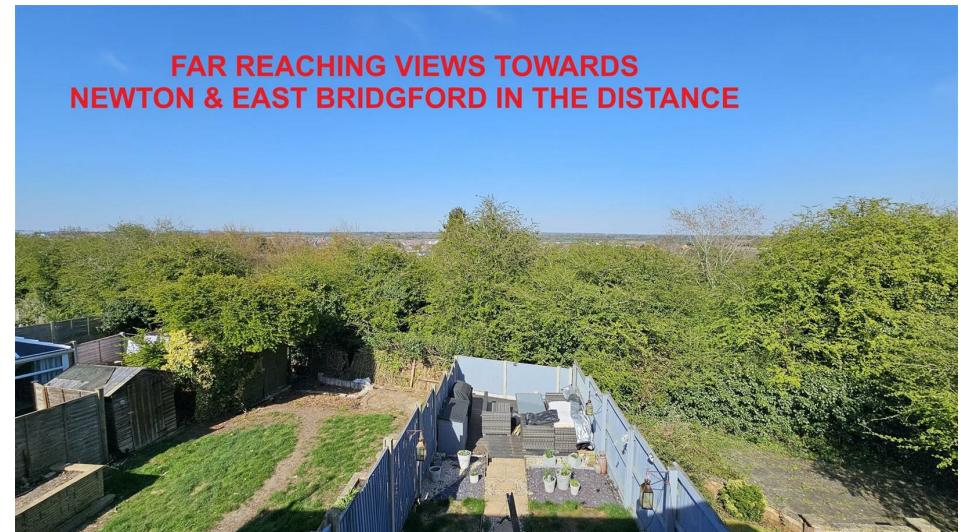
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham 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!

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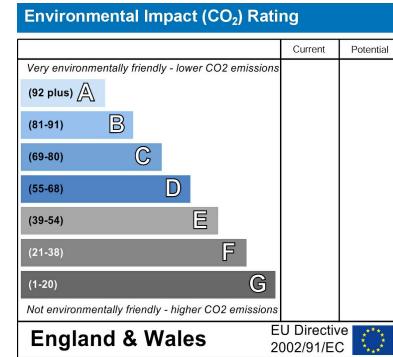
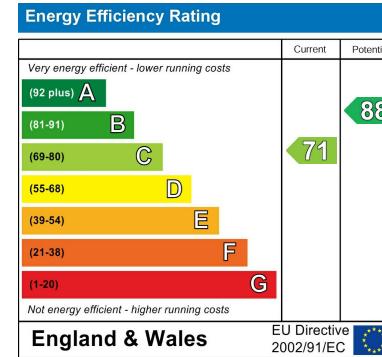
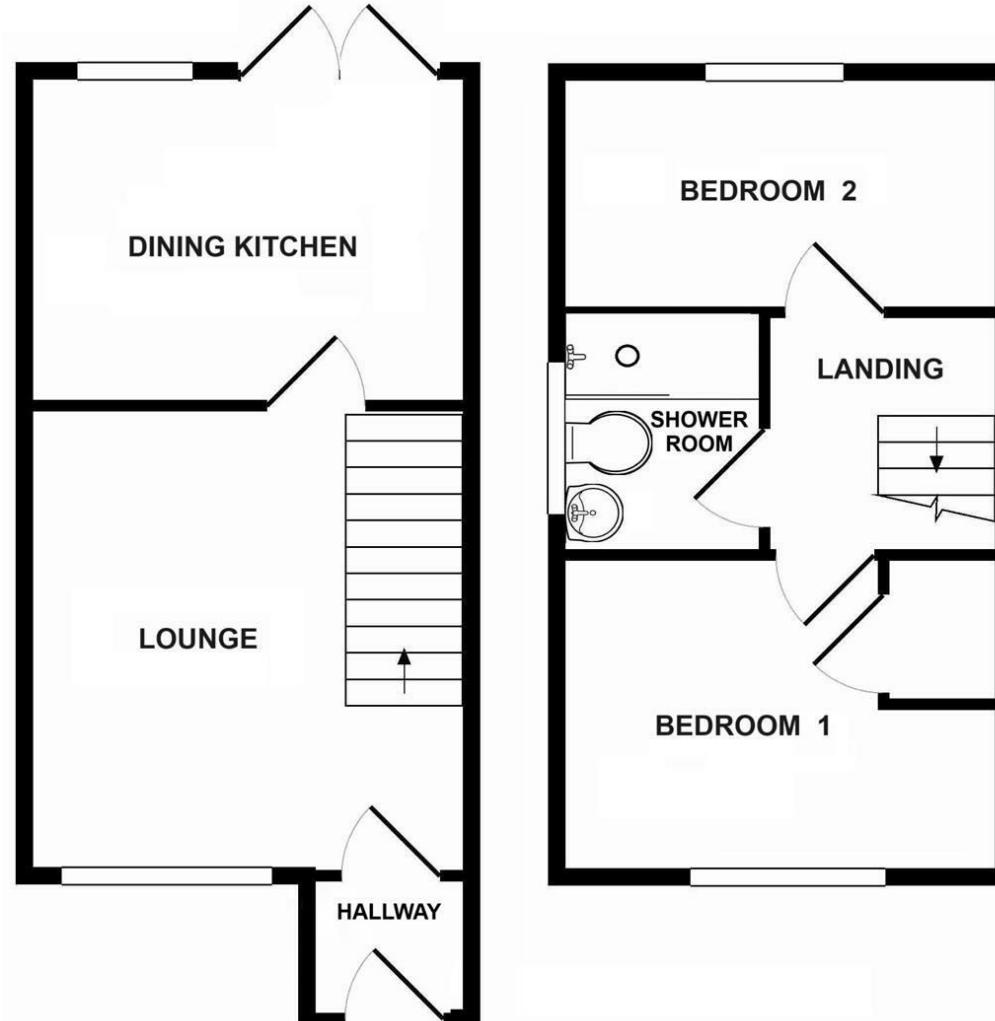
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NEWTON & EAST BRIDGFD IN THE DISTANCE**



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Charlock Gardens will then be found immediately on the right hand side. Turn right into Charlock Gardens and, as the road bends to the right, the property will be then found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8UH

Council Tax Band **B**





Half glazed Upvc entrance door into the

HALLWAY

with wood effect laminate flooring and plenty of storage for coats and shoes.

LOUNGE

13'9 x 12'7 (4.19m x 3.84m)
with stairs to the first floor. Central heating radiator. Wood effect laminate flooring.



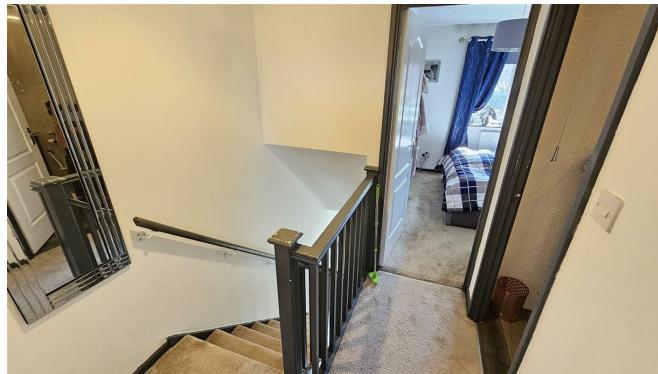


DINING KITCHEN

12'6 x 9'4 (3.81m x 2.84m)

with ceramic tile flooring. Work surfaces to three sides with drawers and cupboards under. Twin sink units with mixer tap. Gas hob with cooker hood over and electric oven under. Plumbing for an automatic washing machine. Wall mounted cupboard units. Double glazed double doors opening onto the extended patio area of the rear garden. Double glazed window. Tiled splash backs. Gas fired boiler serving the domestic hot water supply and central heating system. Central heating radiator. Useful double cupboard with shelving to one and full height storage to the other. Space for a fridge freezer.





LANDING

BEDROOM 1

10'0 x 9'8 (3.05m x 2.95m)
with double glazed window to the front. Central heating radiator.
Wardrobe recess. Large cupboard providing plenty of storage and housing the hot water cylinder.



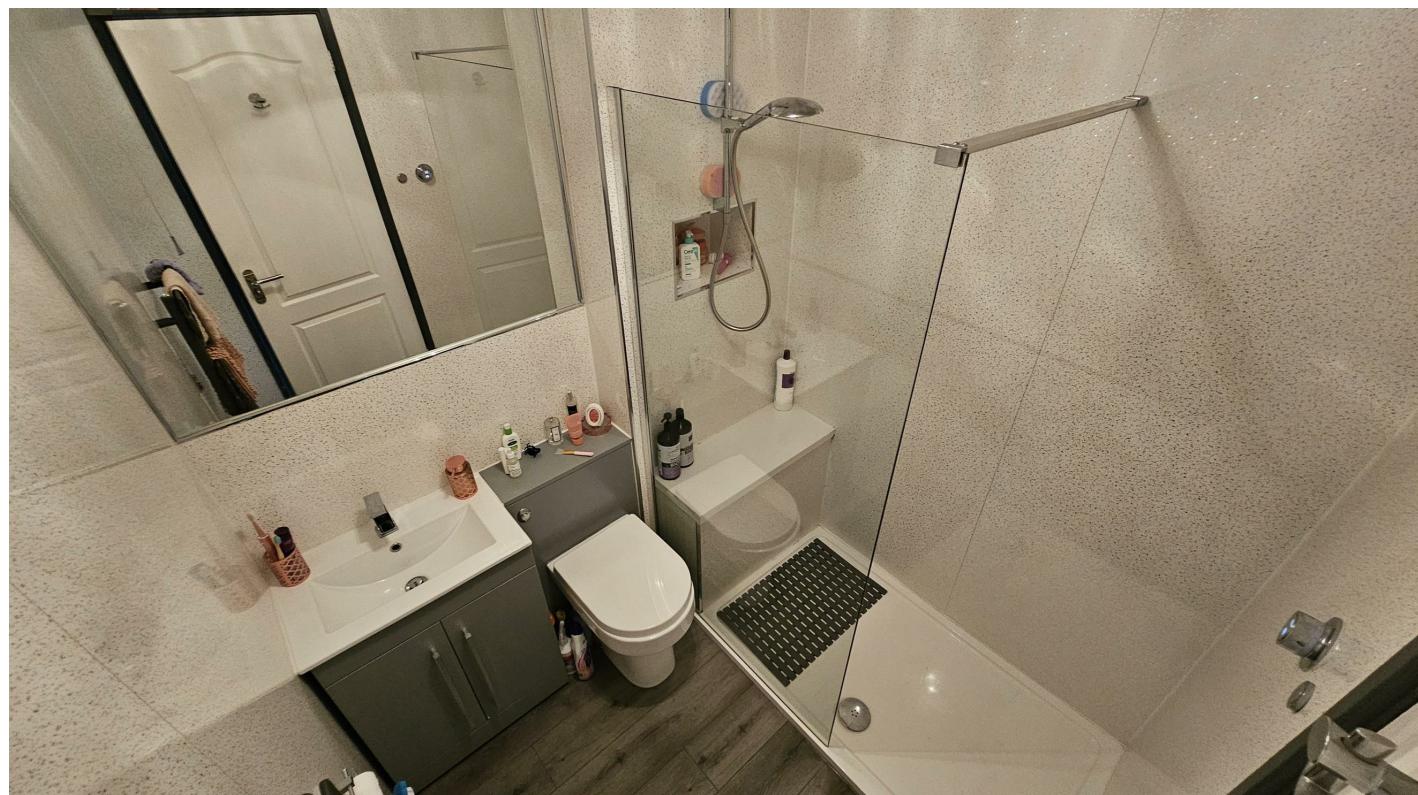
BEDROOM 2

12'8 x 7'0 (3.86m x 2.13m)

Double glazed window with views over the Linear Walk towards Newton Village and East Bridgford in the distance. Central heating radiator. The fitted and open wardrobe that provides shelving, drawers and hanging spaces, will be included in the sale.

RECENTLY UPGRADED SHOWER ROOM

Fully tiled, with a three piece suite comprising walk-in shower with lower threshold and with both rainwater and handset fittings. A small shelf seat has also fitted. A wash basin with cupboards under and a low flush W.C. with concealed cistern. Central heating towel radiator.





OUTSIDE - FRONT

To the fore of the property are two paved car standing spaces with an EV charging point and a pathway to the front door. Mature shrubs and foliage provide the colour and texture.

OUTSIDE - REAR

An enclosed and extremely private lawned garden set on three levels with an extended patio area that leads to the lawn via central steps that leads to the perfect sun trap sitting area - ideal for those who enjoy al fresco dining during those balmy summer evenings... – and all backing on to the foliage of The Linear Walk... so plenty of birdsong!





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!





AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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