

**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)



**EASTVILLE,  
107 GRANTHAM ROAD, BINGHAM,  
NOTTINGHAMSHIRE NG13 8DF**

**£675,000**

“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding regarding timescales.

THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL "OPTION 3 SCHEME". For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team prior to arranging your viewing to avoid any misunderstanding.

A substantial, Victorian (built in 1899 by James Walker) 4 bedoomed family home located within a setting of similar period properties that were built in Bingham around the turn of the last Century. Enjoying a very mature plot of approximately 0.25 acres, with tremendous scope for further development and enhancement, this type of property rarely comes to the market, with the current owners enjoying over 35 years at Eastville.

The property would be perfect for families either upsizing or locating into this vibrant and bustling Market Town and the accommodation is larger than average due to the generous room proportions and being laid out on three levels with an extended kitchen to the rear, gas central heating, solar powered water heating, free-draining Sorrento block paved driveway providing off street parking.

The accommodation comprises Entrance Porch & Reception Hall with original Minton tiled flooring, Spacious Living Room, separate Dining Room, Snug, large Breakfast Kitchen, ground-floor Bathroom, Utility Room. To the first floor are three Bedrooms and a very large bathroom. With a few amendments to the first floor layout, an en-suite shower room might be created. To the second floor is an open landing/work from home space and a further bedroom. To the double length GARAGE is a roller shutter door.

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 & 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.

## EASTVILLE, 107 GRANTHAM ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DF



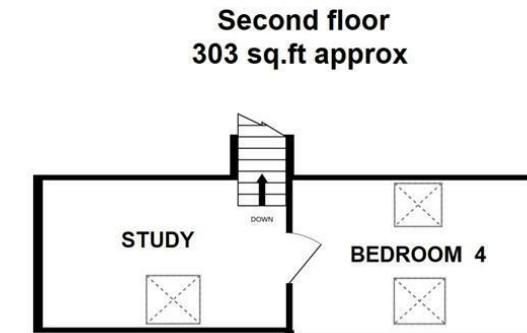
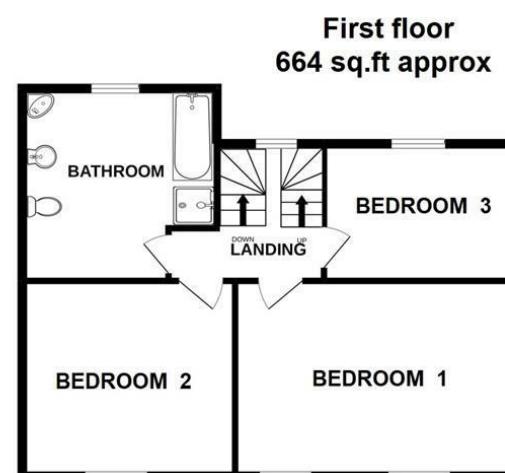
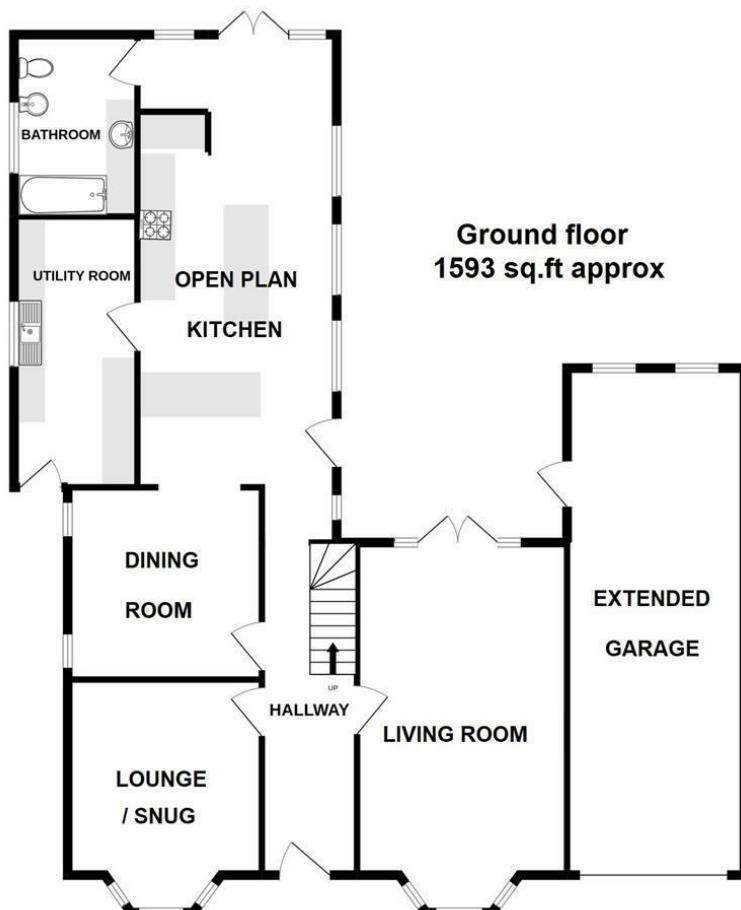
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

The property is being sold with considerable potential for further alteration to create an enviable and characterful home on one of the largest original plots within Bingham. The different sections of the larger than average gardens were part of a Victorian Orchard - hence the remaining apple trees - further enhanced now that pear trees have been added.

The current owners have installed a solar panel which creates enough power to contribute well towards the running of the hot water cylinder in the bathroom. Whilst the property is fully double glazed, the owners have enhanced the energy efficiency of this period home with the fitting of sealed unit and double glazed sash windows to the front to retain the character, remove the sounds of Grantham Road and increase the heat retention.

The period features have been retained and enhanced by the current owners during their many years of ownership... the features that everyone is looking for! The overwhelming feeling of space, space and more space has been created by the magnificent extension to the rear and, possibly, the largest utility room in Bingham! With plenty of hard standing to the rear for those who enjoy al fresco dining during those balmy summer months... we are expecting significant interest from many parties and would ask you to enquire regarding the effects of this property being sold under our OPTION 3 SCHEME.





### **ENTRANCE PORCH**

a light and airy storm porch with original door, feature lock and key into the

### **RECEPTION HALLWAY**

with beautiful feature Minton Flooring in a wonderful condition. Dog-leg staircase rising to the first floor. Original doors to all ground floor rooms. Wall lighting.

### **SPACIOUS LIVING ROOM**

20'6 x 12'0 (6.25m x 3.66m)  
with feature fireplace and double glazed sash windows to the front elevation, two central heating radiators, high ceilings and cornice moulding, and double doors to the rear, opening onto the large patio area of the rear garden.





### **LOUNGE / SNUG**

12'0 x 12'0 (3.66m x 3.66m)  
with a feature fireplace and double glazed sash windows to the front elevation, central heating radiator, high ceilings and cornice moulding.

### **DINING ROOM**

12'0 x 11'8 (3.66m x 3.56m)  
double glazed windows to the side elevation, central heating radiator, high ceilings and opening into the





### **LARGE & OPEN PLAN BREAKFAST KITCHEN**

This area is also accessible from the hallway. A wonderful engaging room for those who enjoy entertaining, with a range of fitted units, sink area, central island with guest seating and a further breakfast table area overlooking the rear garden. Built in double oven, gas hob with extractor fan over. Double doors to the rear open out onto the rear patio area and a further door opens on to the side patio area.





### **UTILITY ROOM / DRYING & IRONING AREA**

with side entrance door which can be accessed from the front - perfect for those with muddy dogs or muddy children! Possibly the largest Utility Room in Bingham... the perfect hideaway for family washing and with ample storage from numerous cupboards. A useful sink with double drainer and a wall mounted and gas fired Worcester Bosch Boiler. Side window.

### **GROUND FLOOR BATHROOM**

with a four piece suite consisting panelled bath with mixer tap & shower head handset, tiling to shower area, low flush W.C. bidet and wash basin with cupboards under.





### **LANDING**

From the beautiful hallway, a dog-leg stair case leads to the first floor, passing the original James Walker (1899) feature window.

### **BEDROOM 1**

17'0 x 12'0 (5.18m x 3.66m)  
with feature fireplace and double glazed sash windows to the front elevation, central heating radiator and high ceiling.

### **BEDROOM 2**

13'0 x 12'0 (3.96m x 3.66m)  
with feature fireplace and double glazed sash windows to the front elevation, central heating radiator and high ceiling. Full height and built-in wardrobe to the side of the chimney breast.



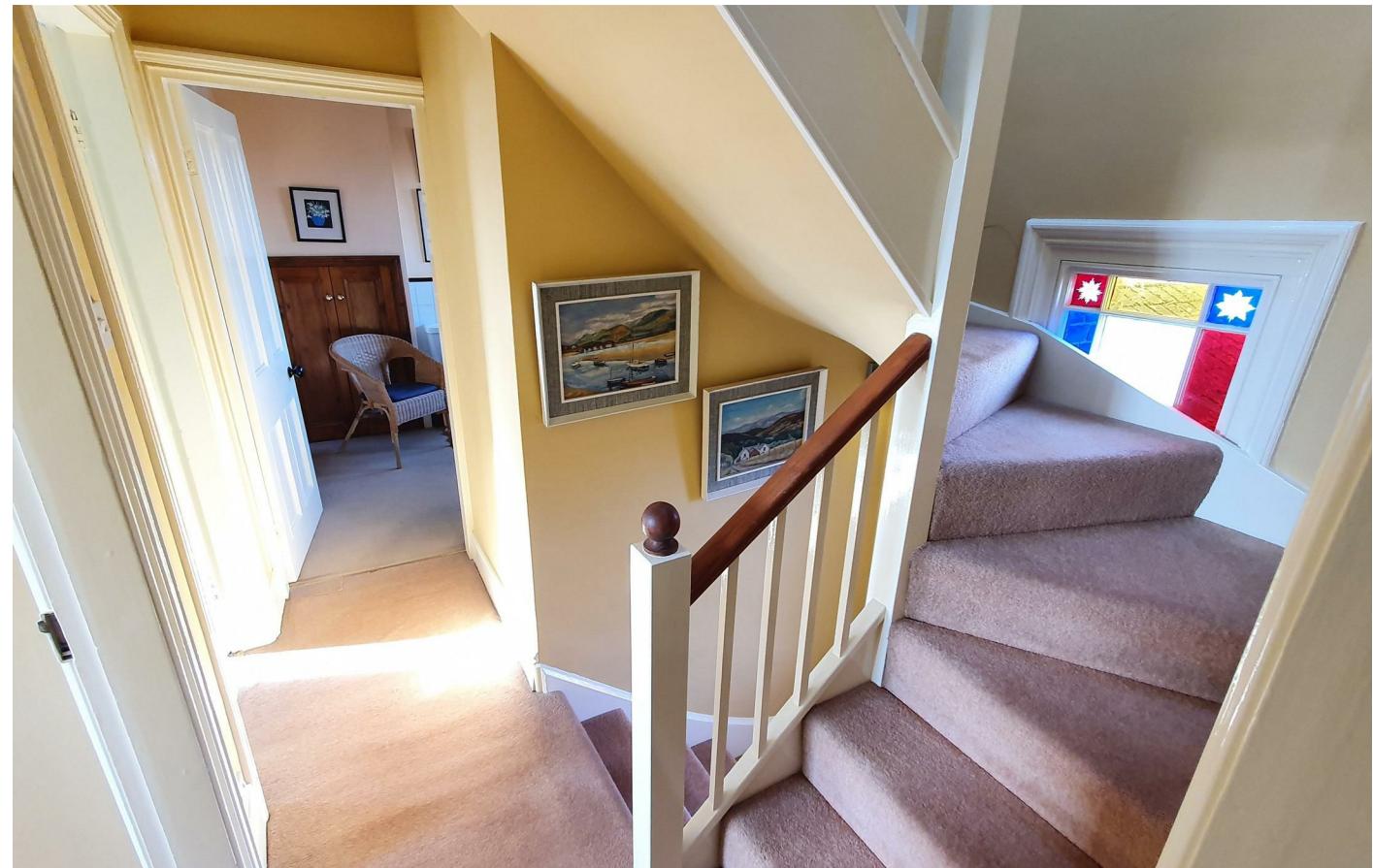


### **LARGE BATH & SHOWER ROOM**

with 5 piece suite comprising panelled bath, separate shower enclosure, wash basin set within a vanity unit, a low flush W.C. and bidet. Double glazed windows overlooking the rear garden. Cupboard with hot water cylinder and controls to the Solar Panel. Central heating radiator.

### **BEDROOM 3**

12'3 x 8'0 (3.73m x 2.44m)  
double glazed window to the rear elevation, central heating radiator.



### **STAIRSCASE TO SECOND FLOOR**

with feature and original leaded glazed window - 'The James Walker window' found in similar quality homes created by Walker within Bingham.

### **OPEN LANDING / HOME OFFICE AREA**

14'8 x 9'4 (4.47m x 2.84m)

the perfect place for those requiring home office / play area for the children, separate lounge area for independent relative. Central heating radiator and velux window to the front. Useful eaves storage.

### **BEDROOM 4**

double glazed velux windows to both front and rear elevations, central heating radiator. Useful eaves storage with both cupboards and drawers.





#### OUTSIDE - FRONT

Set behind a Bulwell Stone wall, with a Sorrento block paved driveway providing parking for several vehicles and fitted to ensure free drainage. There is gated side access to the left hand side that leads to the Utility Room. The driveway leads to the double length GARAGE with electric roller-shutter door for ease of access and maintenance.





#### OUTSIDE - REAR

Immediately to the rear is plenty of hard standing for those who enjoy al fresco dining during those balmy summer evenings as well as drying areas. A rear door enables access to the storage area at the back of the extended and double length garage.





#### **OUTSIDE - GARDEN AREA**

The different sections of the larger than average gardens were part of a Victorian Orchard - hence the remaining apple trees - further enhanced now that pear trees have been added. To the end of the garden is a Greenhouse and Potting Shed for those with green-fingers.

Having been the 'pride and joy' of the current owners over many years, the rear of the property is a Gardener's Delight with many planting areas, mature shrubs, vegetable plots, fish ponds, shaped beds and a pergola... it's your turn now to continue the maintenance and care of such a wonderful feature that is so seldom found... a well-created, established and very much cherished garden.





**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!