

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**8 ANGELICA COURT, BINGHAM,
NOTTINGHAMSHIRE NG13 8SU**

£350,000

8 ANGELICA COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8SU

This family home has the open plan 'living / dining kitchen' that everyone is looking for and has been priced to attract a lot of interest in a short period of time to enable an onward purchase... when do you wish to view?

The property is being sold with the benefit of NO CHAIN.

The property also benefits from UPVC double glazing and gas central heating. The open plan dining / kitchen area features access to the spacious sun / garden room that overlooks the very private and southerly facing rear garden and leads onto the patio area via the tri-fold doors - ideal for those who wish to relax in the summer sunshine at the end of a long day and is situated within a quiet cul-de-sac setting. Constructed by David Wilson Homes some 25 years ago (2000) this is now one of those homes within the 'missing price range' of Bingham and enjoys upgraded en-suite and bathroom facilities upstairs. Sensibly, an electric car charging point has been fitted to the front.

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.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

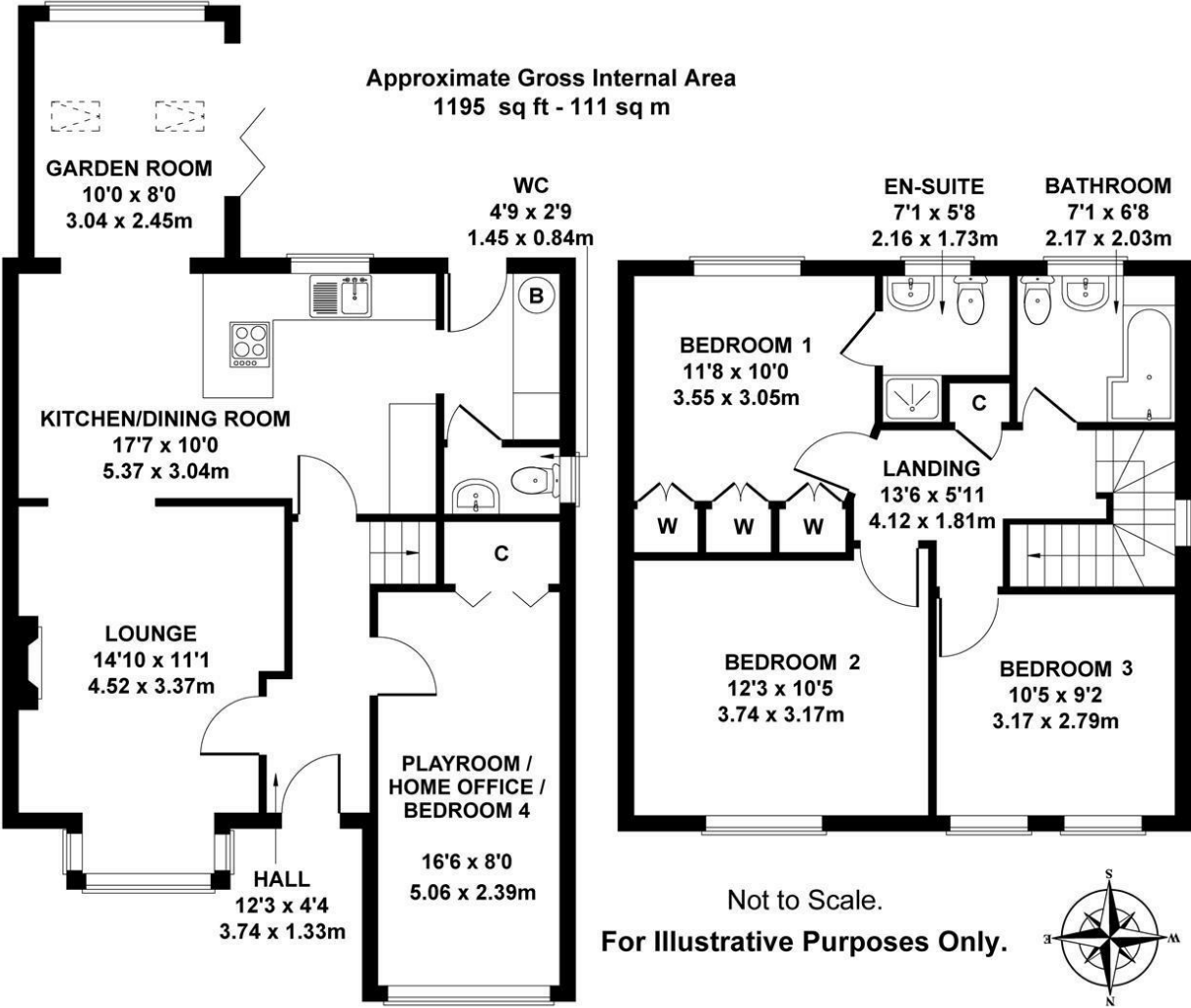
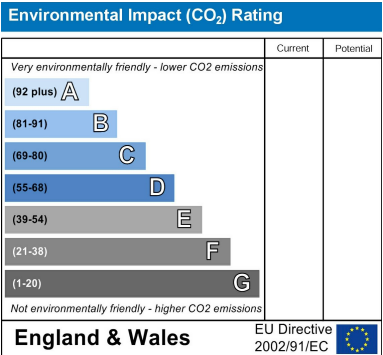
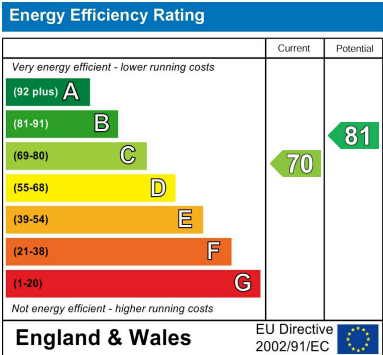


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Meadowsweet Hill on the left. Take the next left into Mallow Way then first right into Harebell Gardens. Turn right again into Angelica Court where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: **NG13 8SU**

Council Tax Band

D





***** UNDER FLOOR HEATING TO THE REAR OF THE HOUSE ***

Double glazed and stylish composite entrance door through to

RECEPTION HALL

with stairs to the first floor, Oak effect floor and a central heating radiator.

OPEN PLAN SITTING & DINING KITCHEN

17'6 x 10'0 (5.33m x 3.05m)
with UPVC double glazed window overlooking the rear garden, butcher's block style work surface with drawers and cupboards under to three sides. Recessed lighting and wood effect tiled flooring. Large sink unit with and mixer tap. Four ring gas hob with electric oven under. The kitchen area is open plan to the





DINING AREA

Recessed lighting and wood effect tiled flooring. Open archway into the

SUN ROOM WITH VAULTED CEILING

10'0 x 8'0 (3.05m x 2.44m) with herringbone style flooring. Recessed lighting. Double glazed tri-fold doors leading onto the extended patio area.

LIVING ROOM

15'0 x 11'0 (4.57m x 3.35m) leading from a square open archway from the dining area... with UPVC double glazed window, Minster style fireplace surround, central heating radiators.

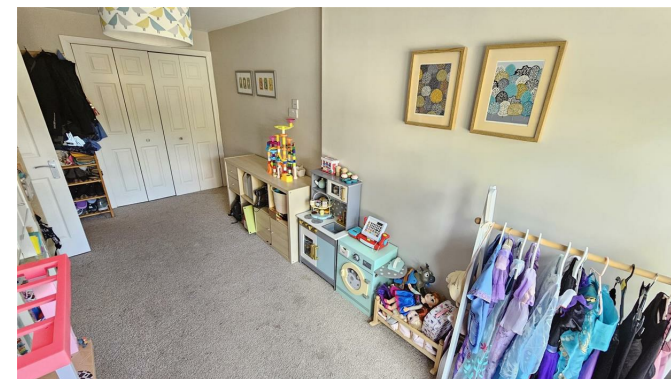




PLAY ROOM / HOME OFFICE / BEDROOM 4

16'6 x 8'0 (5.03m x 2.44m)

created by the conversion of the original garage. An extra bedroom / childrens' playroom or home office? with a double glazed box window to the front, a central heating radiator and a very useful and large under-stairs storage cupboard.





UTILITY ROOM

UPVC double glazed door to the garden, work surface, plumbing for automatic washing machine and space for a tumble dryer. Gas fired boiler serving the domestic hot water supply and central heating system. Central heating radiator and space for a fridge freezer.

CLOAKROOM

with UPVC double glazed window, a two piece suite comprising low flush W.C., wash hand basin with tiled splash back and a central heating radiator.





LANDING

with UPVC double glazed window, airing cupboard. Central heating radiator. Access to the partially boarded loft space.

BEDROOM 1

11'8 x 10'0 (3.56m x 3.05m)

with aUPVC double glazed window overlooking the rear, an extensive run of fitted wardrobes and a central heating radiator.

UPGRADED EN SUITE SHOWER ROOM

with UPVC double glazed window, shower enclosure with ceramic tiling, pedestal wash basin and low flush W.C., Vertical central heating towel radiator.





BEDROOM 2

12'3 x 10'6 (3.73m x 3.20m)
with a UPVC double glazed window overlooking
the front, central heating radiator.

UPGRADED BATHROOM

with UPVC double glazed window, three piece
suite comprising panelled 'P' shaped Shower
Bath with shower over and screen, wash basin
and a low flush W.C.. Complementary ceramic
tiling to walls and wood effect flooring and a
vertical towel radiator.





BEDROOM 3

10'6 x 9'2 (3.20m x 2.79m)
with a UPVC double glazed window overlooking the front, central heating radiator.

OUTSIDE - FRONT

To the fore of the property is an area laid to lawn with an adjacent driveway providing ample car standing spaces with well stocked shrub & hedging border. Sensibly, an electric car charging point has been fitted.

OUTSIDE - REAR

To the rear is a further landscaped garden which is southerly facing and mainly laid to lawn surrounded by mature stocked shrubs borders, and a garden tap has been fitted. The extended patio is a sun trap seating area – the perfect entertaining location for 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

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!



