

FOR SALE

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**2 SQUIRES GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AW**

£299,950

2 SQUIRES GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AW

A semi-detached family home completed by Barratt Homes to their very popular Morseby design in 2020 with possibly the most beautiful and landscaped garden at this price range... it's southerly facing for those sun worshippers out there and there is a large area of patio for those who enjoy al fresco dining.

With a hallway, large open plan kitchen / diner, separate lounge and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and two further bedrooms serviced by the family bathroom. The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the side and an electric charging point has been sensibly provided.

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! 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.

Once the Development has completed, there will be a Service Charge of £70.00 per annum towards the maintenance of the Green Areas.

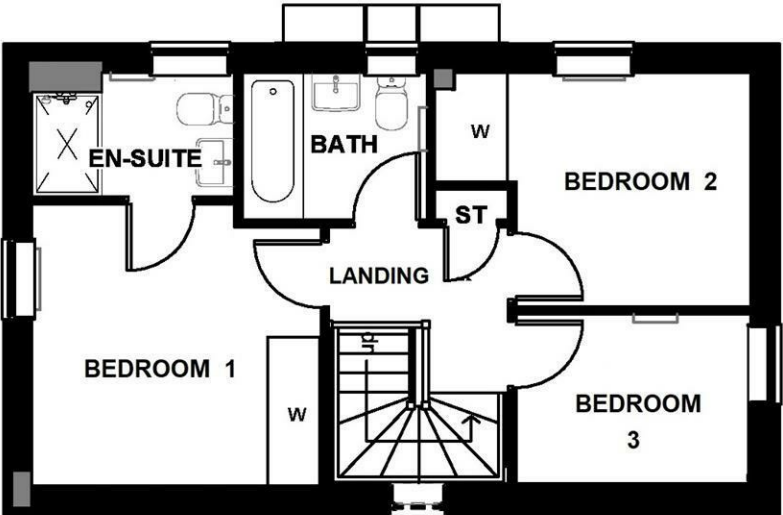
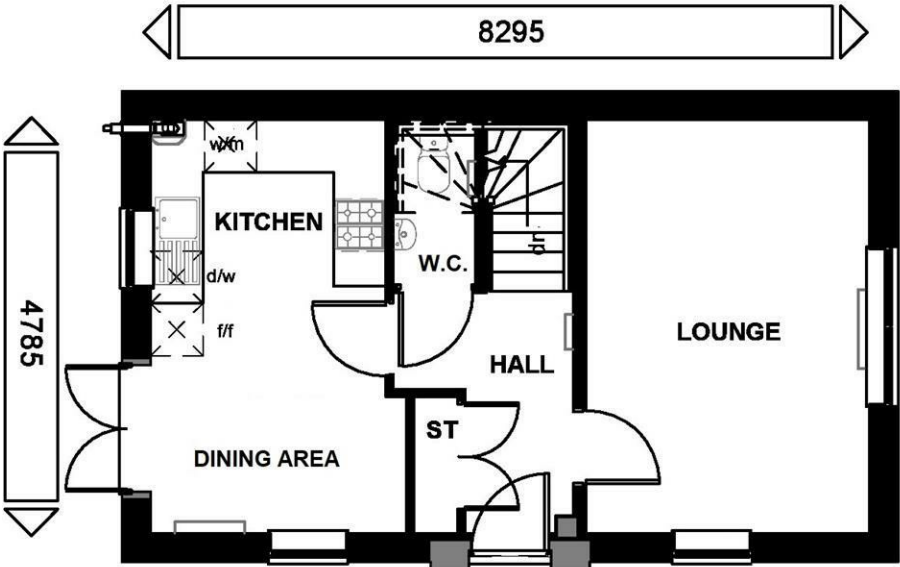
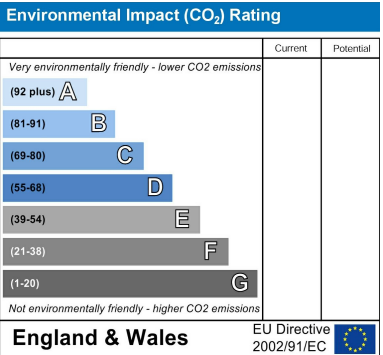
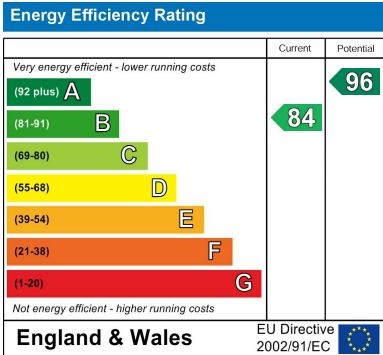


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, take the first turning on the left onto Henshaw Drive and continue until turning right at the 'T' junction onto Burrows Drive. Take the second left onto Squires Close and this particular property will be found immediately on the right hand side clearly denoted by the Hammond Property Services For Sale board.

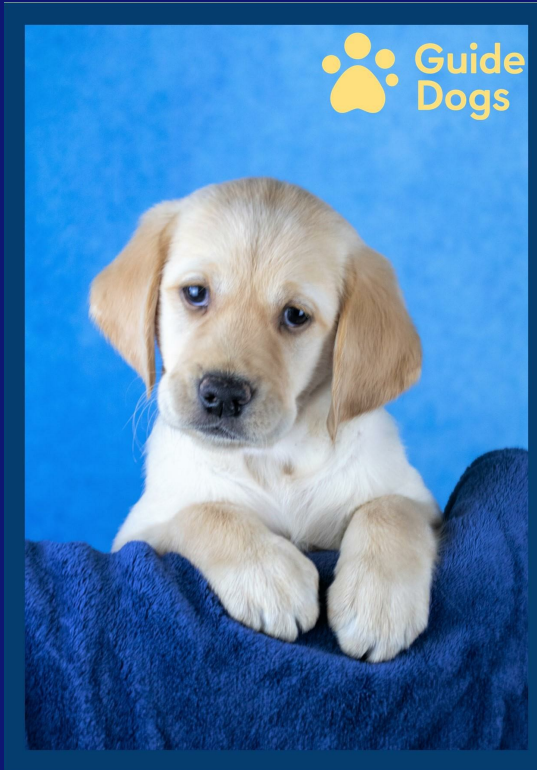
For Sat Nav use Post Code: NG13 7AW

Council Tax Band

C



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




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Hammond Property
Services Bingham



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,905 last year for this extremely important Charity.

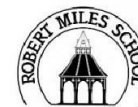
BINGHAM'S COMMUNITY ESTATE AGENT

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

childline
ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



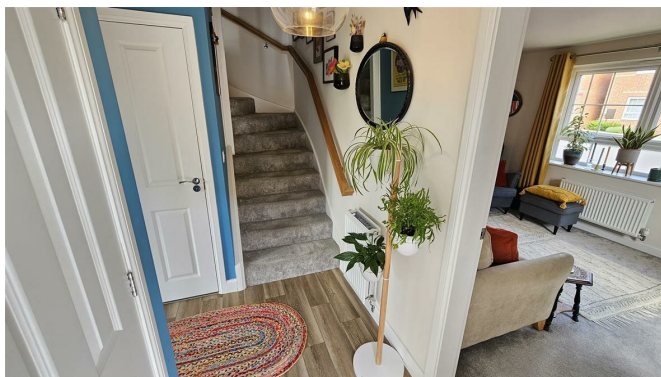
B.H.T.A.
BINGHAM HERITAGE
TRAILS ASSOCIATION



football in the community



For more details, email sponsorship@hammondpropertyservices.com



Composite and double glazed entrance door leads through to

RECEPTION HALLWAY

with a useful deep double width cupboard, wood effect flooring, central heating radiator and doors to

LOUNGE

15'6 x 10'6 (4.72m x 3.20m)
a double glazed window to the front and side elevations and a central heating radiator.





DOWNSTAIRS CLOAKROOM

Low level flush W.C, pedestal wash hand basin, central heating radiator and a continuation to the wood effect flooring.

OPEN PLAN KITCHEN / DINING AREA

15'0 x 9'0 (4.57m x 2.74m)
with Butchers' block 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 Zanussi electric oven under. Integrated fridge, freezer and dishwasher. Large inset stainless steel sink unit with swanhead mixer tap and a continuation to the wood effect flooring.

DINING AREA

with double glazed double doors leading to the fully landscaped and southerly facing sunny rear garden. A continuation to the wood effect flooring, central heating radiator and a double glazed window to the front.





LANDING

From the hallway, stairs rise to the first floor landing with an airing cupboard and doors to the following;

BEDROOM ONE

11'0 x 10'6 (3.35m x 3.20m)

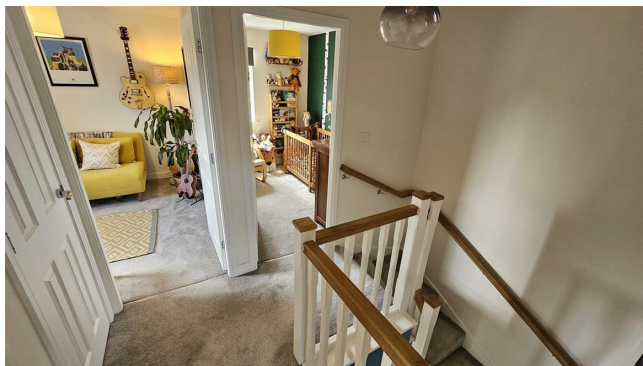
Double glazed window to the side elevation and a central heating radiator.

EN-SUITE SHOWER ROOM

7'2 x 6'0 (2.18m x 1.83m)

Double glazed window to rear elevation, low level flush W.C., wash hand basin, a fully tiled double shower cubicle and a vertical towel radiator. Tile effect flooring.





BEDROOM TWO

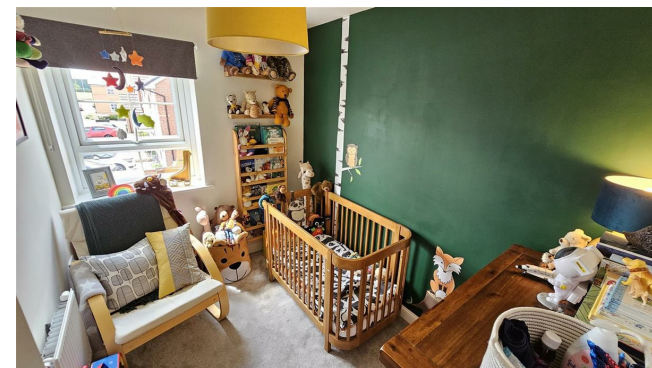
12'0 x 8'9 (3.66m x 2.67m)
with a double glazed window to the rear elevation, a central heating radiator and a wardrobe or Home Office space recess.

BEDROOM THREE

9'0 x 6'6 (2.74m x 1.98m)
Double glazed window to the side elevation and a central heating radiator.

FAMILY BATHROOM

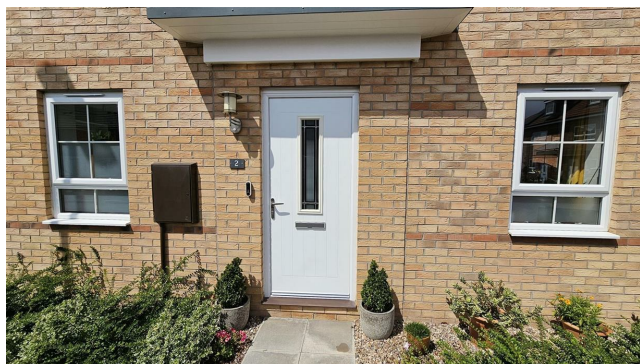
with a three piece suite comprising a panelled bath with screen and shower over, a low flush W.C. and a wash hand basin. Double glazed window to the rear elevation and a central heating radiator.





OUTSIDE - FRONT & SIDE

The property is located on a corner plot giving a wonderful feeling of openness and space. To the left hand side of the property is driveway providing off street parking for two vehicles and gated access to the rear garden. An electric car charging point has been provided to the driveway. To the front and right hand side is a neat and well planted area with mature shrubs and lawn.





OUTSIDE - REAR

To the rear is a further landscaped, fully enclosed and lawned garden with a feature sitting and sun trap area. The large patio area is perfect for those who enjoy private al fresco dining during those balmy summer months. An outside tap has been thoughtfully provided.





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!





Rosie Chick

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, please call **Sharon** on **01949 87 86 90**



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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!