

FOR SALE

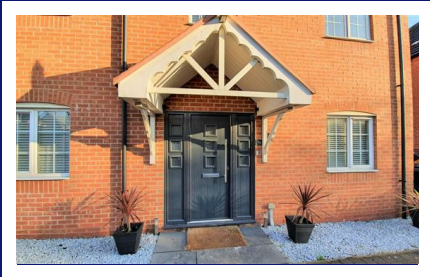
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**39 SWALE GROVE, BINGHAM,
NOTTINGHAMSHIRE NG13 8YT**

£390,000

39 SWALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8YT

One of Miller Homes best designs BUT considerably enhanced!!! A detached, four double bedded family home within the popular market town of Bingham. Situated within a small cul-de sac, with a single garage to the side and really spacious accommodation throughout with a separate study / playroom / home office. The kitchen, bathroom and en-suite have all been upgraded to a higher standard than similar properties at this price range. The main bathroom has been extended & now provides a 'wet room' shower. There is the added luxury of Air Conditioning being fitted for those who enjoy temperature control at its best!

From the front entrance door is a wide reception hallway, a lounge to the rear, a dining area that is now open plan to the kitchen, a study / home office, a downstairs cloakroom and a separate utility room. To the first floor are the four bedrooms with an en-suite shower room to the main bedroom and there is a main family bathroom.

Outside there are 2 parking spaces to the front of the garage and a substantial garden to the rear with patio area, lawn and a soft play area with artificial grass – perfect for those who enjoy al fresco dining in the balmy summer evenings.

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.

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 library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to both Nottingham and Grantham.

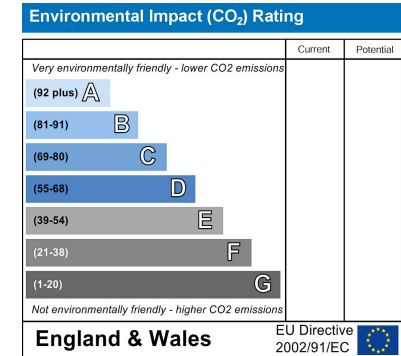
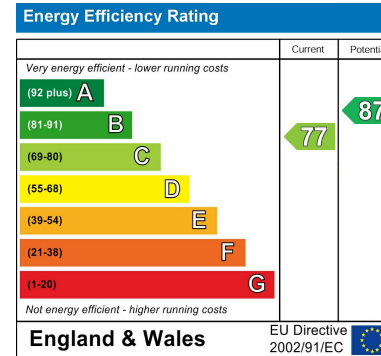


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn immediately left into Swale Grove and follow the road around to the right and then left into the cul-de-sac where the property is identifiable by our Hammond Property Services for sale board.

For Sat Nav use Post Code: NG13 8YT

Council Tax Band

E



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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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

sponsorship@hammondpropertyservices.com





Entrance to the property is via a recently upgraded composite door.

RECEPTION HALLWAY

13'9 x 10'3 (4.19m x 3.12m)

Central heating radiator and doors leading to ground floor accommodation, central staircase leading to the first floor.

CLOAKROOM / W.C

Fitted with a two piece white suite comprising; low level W.C and pedestal wash hand basin. White tiling to splash backs and UPVC double glazed obscure glazed window to the side elevation.



LOUNGE

17'6 x 11'0 (5.33m x 3.35m)

This spacious, neutrally decorated sitting room benefits from a wall mounted TV point, a double radiator. UPVC double glazed window and double doors giving access to the patio area of the garden.





OPEN PLAN KITCHEN / DINING

19'8 x 10'0 (5.99m x 3.05m)

An upgraded and recently fitted family kitchen with ample base and wall mounted units with work surfaces over, inset sink with stylish mixer tap, integrated Bosch stainless steel twin ovens and a hob with extractor fan over, integral fridge freezer, wood effect flooring, contemporary upstands to the preparation areas and UPVC double glazed window to both the rear and front elevation. Recessed lighting. Wall mounted TV point.

UTILITY ROOM

6'3 x 6'6 (1.91m x 1.98m)

Fitted with base units with roll top work surface over, space and plumbing for dishwasher and washing machine, stainless steel sink and drainer with swan neck mixer tap over and double glazed stable-door leading out to the patio area of the rear garden.



STUDY / PLAYROOM / HOME OFFICE

8'9 x 8'0 (2.67m x 2.44m)

An additional, useful reception room suitable for a variety of purposes, UPVC window to the front elevation, central heating radiator.





FIRST FLOOR LANDING

Stairway rising from the ground floor to the spacious landing with UPVC window to the rear elevation, overlooking the garden and doors leading to bedroom and bathroom accommodation.

MASTER BEDROOM

11'3 x 9'9 (3.43m x 2.97m)

This well proportioned room is located to the front of the property, with two double fitted wardrobes, a uPVC double glazed window to the front elevation, radiator and door to en-suite.

EN-SUITE SHOWER ROOM

Completely upgraded with a three piece white suite comprising a low level W.C., wash hand basin with drawer under and a walk in shower area with both rain shower and handset. Stylish grey tiling throughout, recessed chrome downlights and uPVC obscure glazed window to the front elevation.





RE-DESIGNED BATH / WET ROOM

Fitted with a white three piece suite and comprising a double ended bath, a wet-room shower area with rain shower, a low level W.C., a pedestal wash hand basin with mixer taps, Ceramic tiling to all walls and a sealed wet room floor, chrome towel ladder-radiator, UPVC opaque glazed window to side elevation

BEDROOM TWO

13'0 x 11'6 (3.96m x 3.51m)

Another generous double bedroom with UPVC window to the front elevation, central heating radiator.





BEDROOM THREE

11'8 x 8'3 (3.56m x 2.51m)

A generous double bedroom with two UPVC windows to the rear elevation, overlooking the garden, central heating radiator.

BEDROOM FOUR

9'6 x 8'0 (2.90m x 2.44m)

With window to the rear elevation, central heating radiator.





OUTSIDE

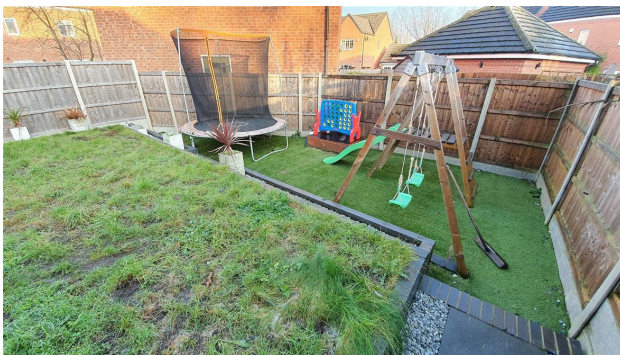
Outside there are 2 parking spaces to the front of the garage and a substantial garden to the rear with a patio area, lawn and a soft play area with artificial grass – perfect for those who enjoy al fresco dining in the balmy summer evenings. A door provides access to the rear of the garage. An outside tap and power sockets have been thoughtfully fitted - all those little luxuries to make life a little easier.





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!





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!

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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!