

FOR SALE

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**10 NEWGATE STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8FD**

£460,000

10 NEWGATE STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8FD

Location, location and location? Within 140 yards of Bingham's Market Place! A short stroll to everything the Market Place offers.

A most unique and exciting property combining central location with generously proportioned family size accommodation, this extended property sits centrally on its plot with tended gardens to all sides but, without doubt, the unique feature is the range of outbuildings that once belonged to the former farmhouse of the neighbouring property. Perfect for those requiring additional storage, hobby rooms or with the potential for the creation of a Home Office working space.

The house provides an interesting layout including a lovely Garden Room to the front enjoying a southerly facing aspect over the landscaped and private garden to the front, a light and airy Dining Lounge, fabulous Breakfast Kitchen with Utility Area and a separate Pantry, with the Cloakroom and W.C. completing the ground floor accommodation. The hallway is perfect for the growing family due to the deep and useful cupboards.

To the first floor are the four Double Bedrooms, all having built-in storage, the main bedroom enjoying a high quality en-suite shower room, with a beautiful bathroom servicing the other three double bedrooms,

Situated on a fully enclosed corner plot, which ensures plenty of suntraps in which to enjoy the daily sunshine, there is a lawned garden to the front which is enhanced by the large patio area; perfect for those who enjoy al fresco dining during those balmy summer evenings. The outbuildings add plenty of charm and also plenty of potential for those looking for a project to further enhance their current use as storage... what will you do?

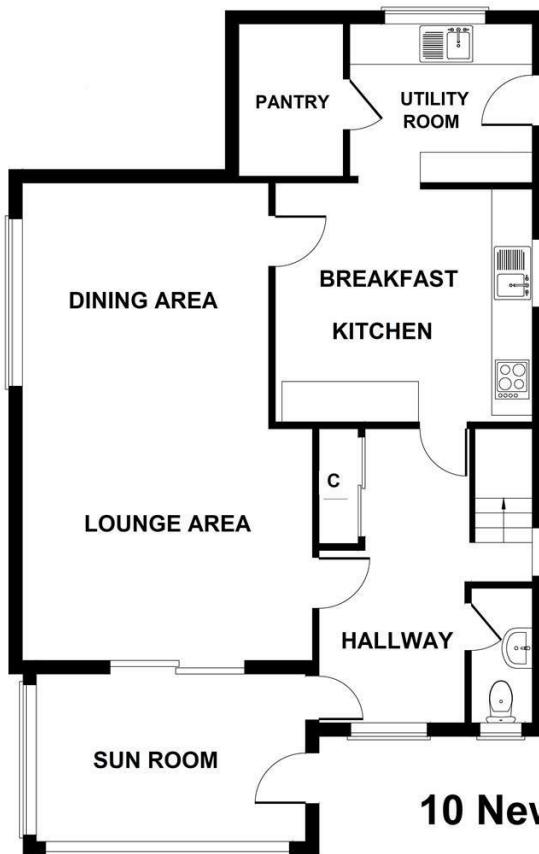
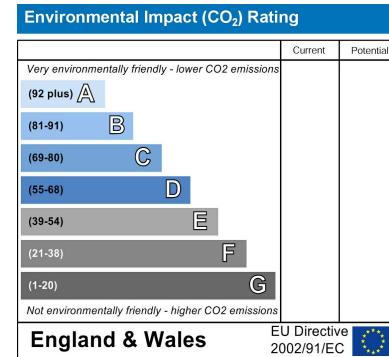
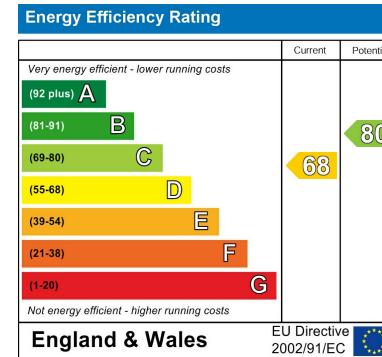
Accessed from Gillotts Close via an electric security gate, there is ample block paved parking for numerous vehicles and a wider than average garage with electric roller shutter door.



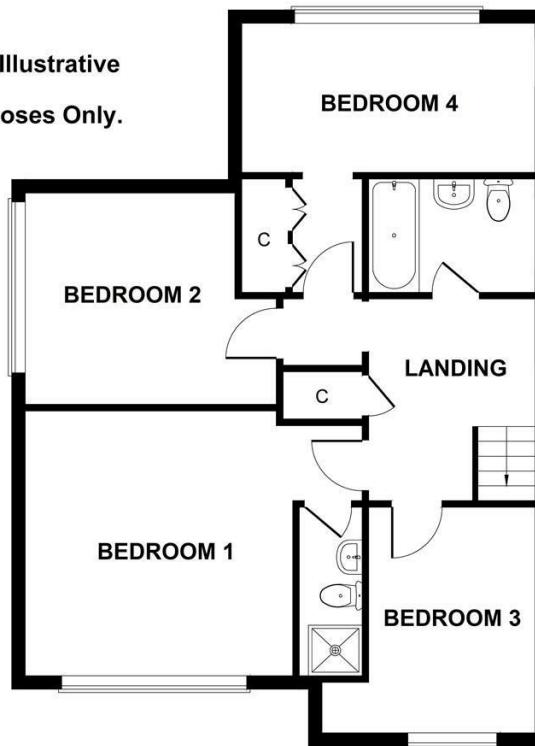
DIRECTIONAL NOTE The property may be approached by turning left out of our Bingham Office along Newgate Street and walking approximately 140 yards. As you walk into Gillotts Close, there is gated access to the front of the property for your viewing and a few yards later is the electric gate that leads to the driveway. The property is clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8FD

Council Tax Band **E**



For Illustrative
Purposes Only.



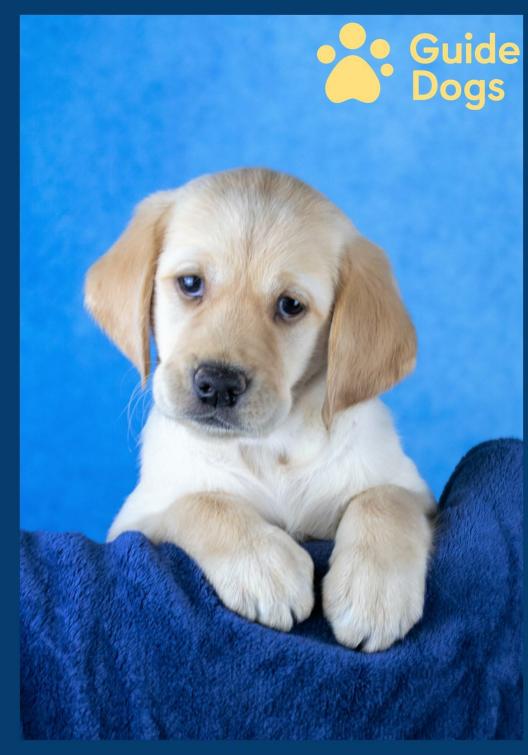
10 Newgate Street, Bingham, NG13 8FD

Approximate Gross Internal Area
1571 sq ft - 146 sq m

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.

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.

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
[onTheMarket.com](https://www.onthemarket.com)



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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



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.

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



A double glazed entrance door into the

SPACIOUS SUN ROOM

13'0 x 7'6 (3.96m x 2.29m)
with double glazed windows to the front and a central heating radiator. A door into the

HALLWAY

14'4 x 10'6 (4.37m x 3.20m)
with stairs to the first floor, a central heating radiator, solid wood flooring, twin storage cupboards and access to the Cloakroom, the Dining Lounge and the Breakfast Kitchen





EXTENDED BREAKFAST KITCHEN

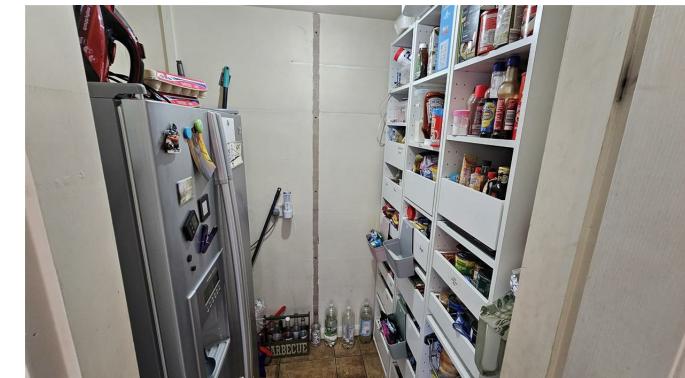
12'6 x 11'9 (3.81m x 3.58m)
with Butcher's block effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Four ring electric hob with feature extractor hood over. Double oven with microwave over. Integrated dishwasher. One and a half bowl inset stainless steel sink unit with detacheable swanhead mixer tap. Recessed spot lights. Tile effect flooring and central heating radiator.





UTILITY AREA

9'0 x 7'6 (2.74m x 2.29m)
with single drainer sink and plumbing for washing machine. Double glazed door to the side leading to the large sun-trap patio area. Plumbing for both washing machine and dryer. Central heating radiator.



PANTRY

7'6 x 5'0 (2.29m x 1.52m)
a useful shelved area for additional storage and space for a Fridge Freezer.





DINING LOUNGE

23'6 x 12'0 (7.16m x 3.66m)
with double glazed windows overlooking the Garden Room and the side elevation, central heating radiators and a door returning to the hallway

CLOAKROOM

Off the hallway, and fitted with a two piece white suite comprising a low level W.C., wash basin, double glazed obscure glass window and a chrome towel radiator.





LANDING

9'8 x 8'0 (2.95m x 2.44m)
with a double glazed window and a central heating radiator.

BEDROOM 1

13'0 x 12'4 (3.96m x 3.76m)
with a central heating radiator and a double glazed window to the front. Built-in and mirror fronted sliding door wardrobes.

FULLY TILED EN-SUITE SHOWER ROOM

of a boutique hotel quality, with a power shower and fitments including both Rain Water and separate handset, low level flush W.C. with concealed cistern, wash hand basin and towel radiator. Mirror fronted and recessed cupboard.

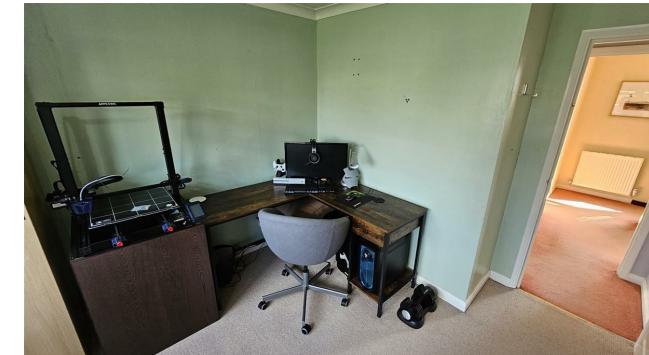


BEDROOM 2

11'0 x 10'4 (3.35m x 3.15m)
with a central heating radiator and a double glazed window to the side.

FAMILY BATHROOM

with a three piece suite comprising a 'P' shaped and panelled bath with mixer tap, screen and shower over with both Rain Water and handset fitting, a low flush W.C. with concealed cistern and a wash hand basin set within a vanity unit with illuminated mirror above. Double glazed window to the side elevation and a central heating radiator. Tiled walls and wood effect flooring.





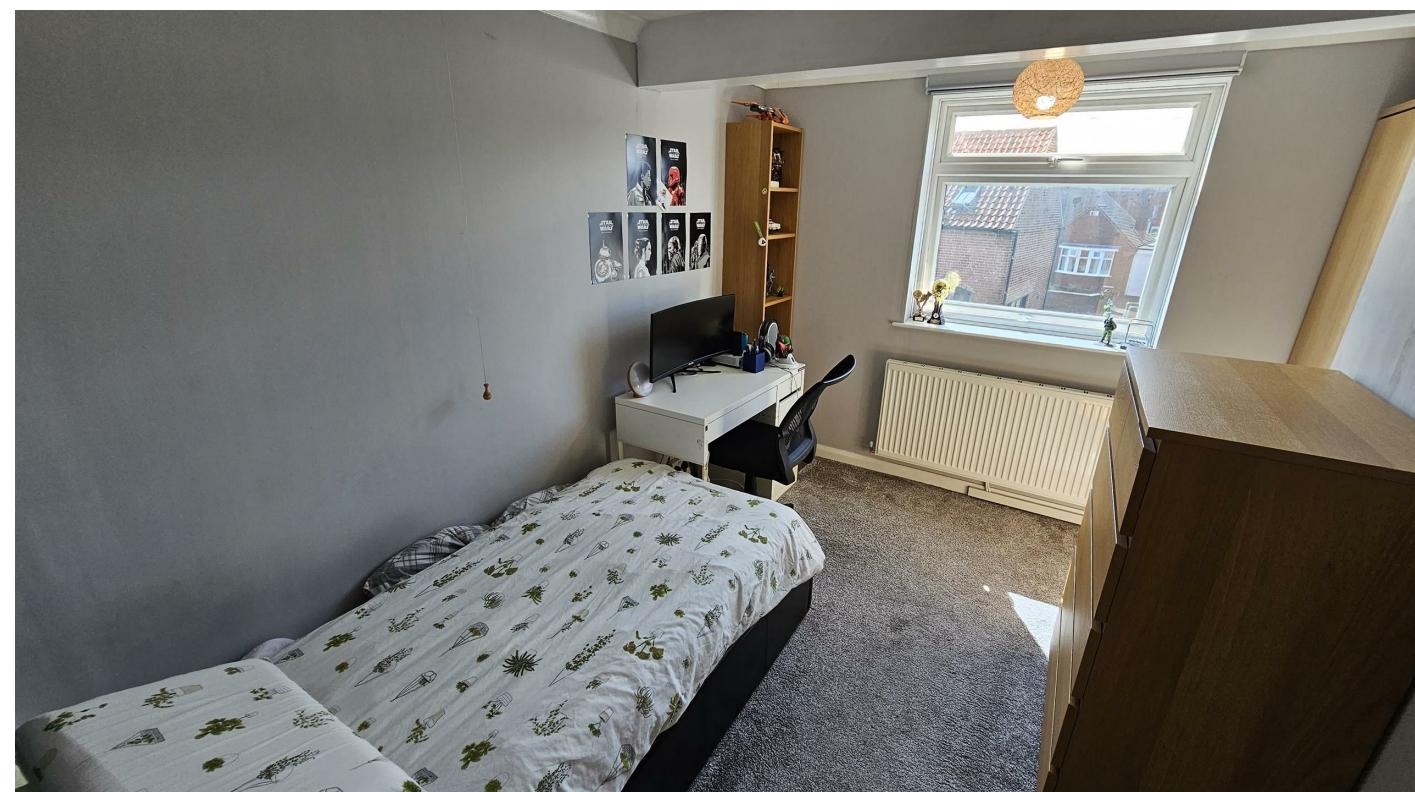
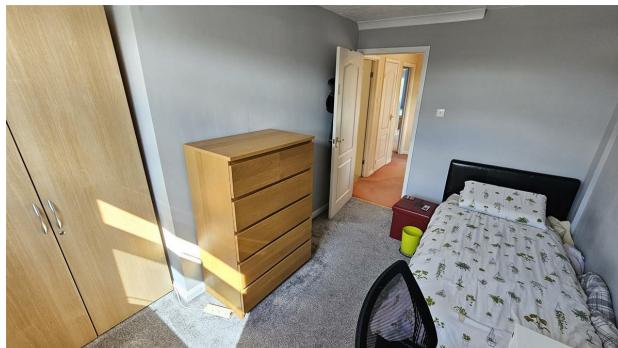
BEDROOM 3

12'0 x 8'0 (3.66m x 2.44m)
with a central heating radiator and a double glazed window to the front. Wardrobe recess.



BEDROOM 4

14'2 x 7'0 (4.32m x 2.13m)
with a central heating radiator and a double glazed window to the rear. Built in wardrobes within a lobby area.





OUTSIDE - Front & Side

Following recent landscaping, the spacious and very private front garden is now fully enclosed for those with children and is the perfect space for those who enjoy al fresco dining during those balmy summer evenings or for children's sporting / soft play area. To the right hand side is a further private sun-trap area for the morning coffee and breakfast whilst a side garden to the left enjoys the setting sun. Secure and gated pedestrian access leads from the front into the Market Place. The sunny patio area is the perfect focal point of the garden. There are outbuildings that could be converted to a home office or an annexe subject to planning!





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!





OUTSIDE - Rear

The property enjoys a private and blockpaved courtyard driveway that is tucked away from the road behind a rolling front gate; which, in turn, leads to the GARAGE, with additional off-street parking for 5 vehicles. An electric roller shutter door provides access to the Garage to which there is also a side door.





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?

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We offer two options!

FULLY MANAGED or INTRODUCTION ONLY

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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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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!