

**FOR SALE**

**01949 87 86 85**

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**8 ASH CLOSE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8GJ**

**£330,000**

3 or 4 bedrooms? You decide!

Bedroom 3 currently provides one spacious 'L' shaped bedroom. However, this can easily be altered to create an additional Bedroom (11'0 x 6'4) and separate Bedroom or Home Office (10'2 x 8'3).

From a mere kerbside inspection it is impossible to fully appreciate the size of this quite superb modern home which has been considerably enhanced by extension and alterations to the overall accommodation..... a fabulous feeling of space created by the additional living accommodation from the Conservatory and Dining Room / Play Area / Home Office space and the part conversion of the Garage (11'6 x 9'9) to provide a Utility Room.

The tastefully appointed interior has been decorated to a stylish contemporary design which gives the whole house a light and airy feel. With more parking to the front than most at this price range - due to the extended gravelled area to the side of the original driveway. Sensibly, an electric car charging point has been fitted.

The property is favourably located in a cul de sac and is also just a few minutes from the well regarded Carnarvon Primary School – a real bonus for those with young children, however, no excuse for being late for Morning Registration!

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.

## 8 ASH CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8GJ



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. Turn left into Willow Road and take the second left into Ash Close. The property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

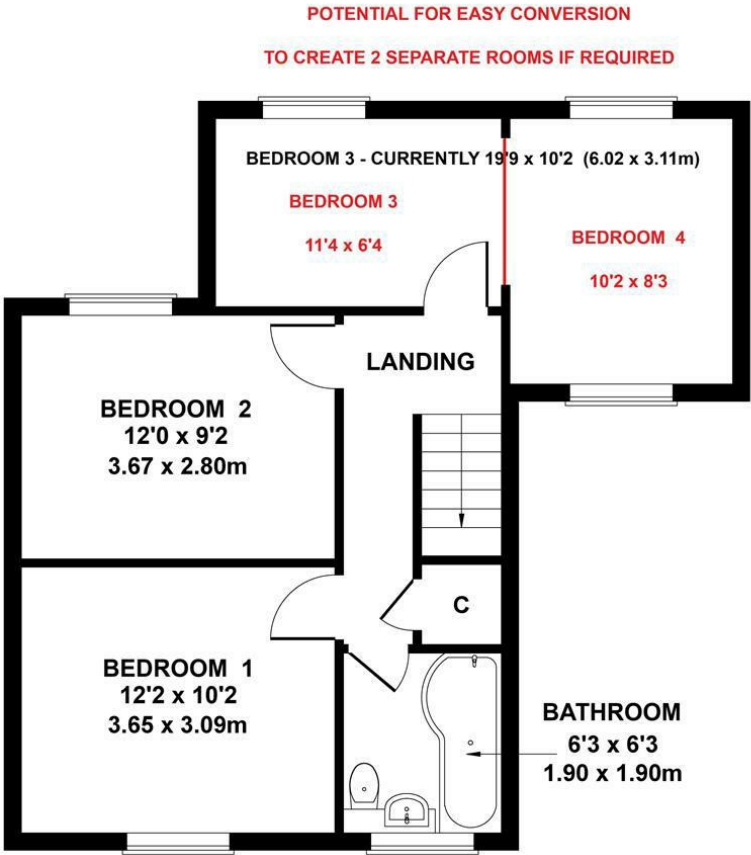
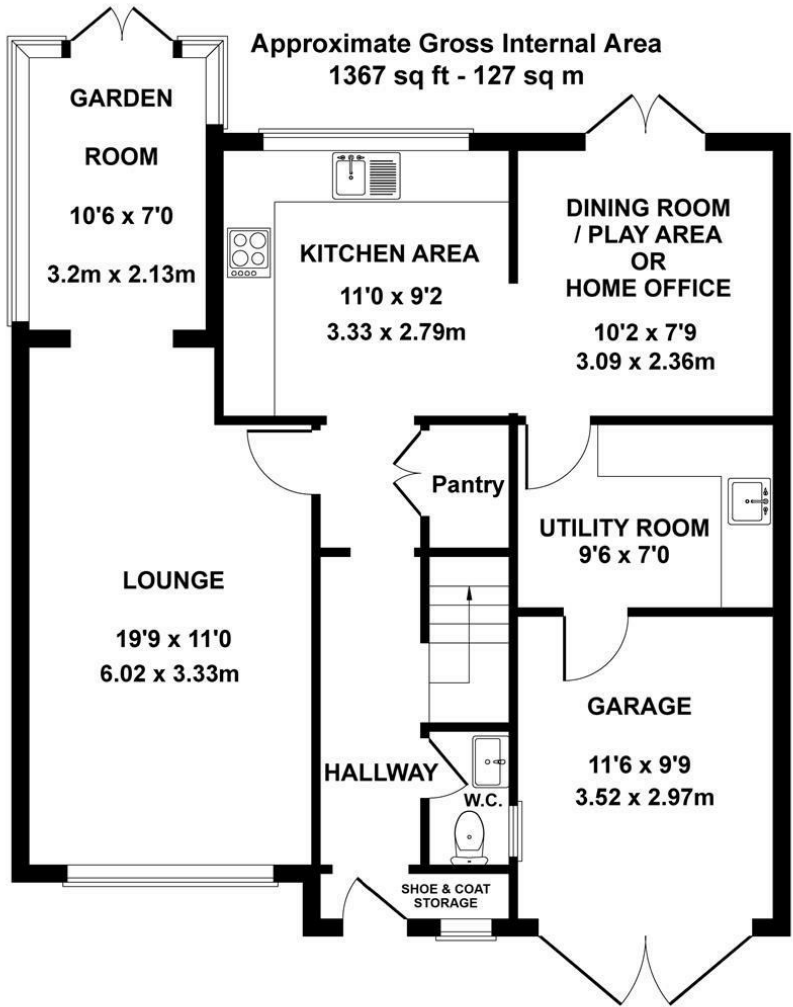
**For Sat Nav use Post Code:** NG13 8GJ

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



Not to Scale. For Illustrative Purposes Only.



Double glazed composite entrance door into the hallway

### **ENTRANCE HALL**

with stairs to the first floor. Tiled flooring. Central heating radiator. Gas meter. The additional and extended porch area provides the ideal space for family storage of shoes and coats.

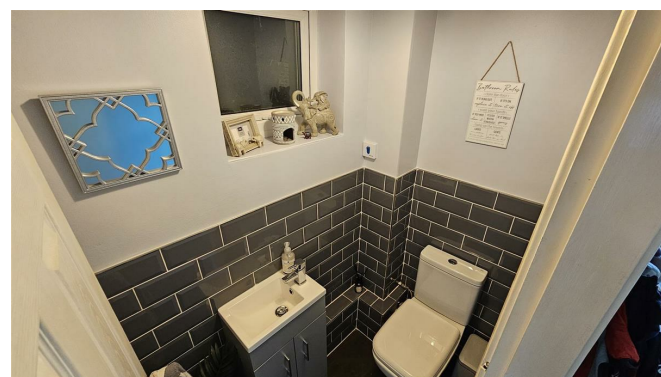
### **DOWNSTAIRS W.C.**

with two piece suite comprising low flush W.C. and wash hand basin with cupboards under. Double glazed window and half-height tiling.

### **KITCHEN AREA**

11'0 x 9'2 (3.35m x 2.79m)

with butcher's block work surfaces with Shaker style drawers and cupboards under. Deep sink unit with mixer tap and drainer. Plumbing for dishwasher. Four ring induction hob with extractor fan over and separate inset electric fan assisted oven. Double glazed window overlooking the rear garden. Under stairs ladder cupboard. Door to the





### **DINING OR PLAY AREA / HOME OFFICE**

10'2 x 7'9 (3.10m x 2.36m)

Central heating radiator. Double glazed door to the rear garden. Laminate flooring. Recessed lighting. Doors to the





### **UTILITY ROOM**

9'6 x 7'0 (2.90m x 2.13m)  
with wood effect work surface with cupboards under. Ceramic sink unit. Space and plumbing for an automatic washing machine. Space for tumble dryer and one further appliance. Door to the remainder of the garage.

### **LOUNGE**

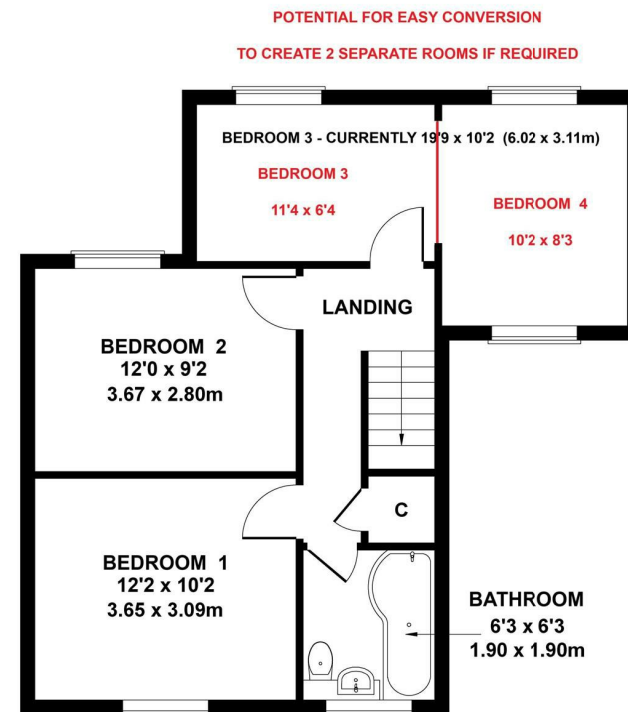
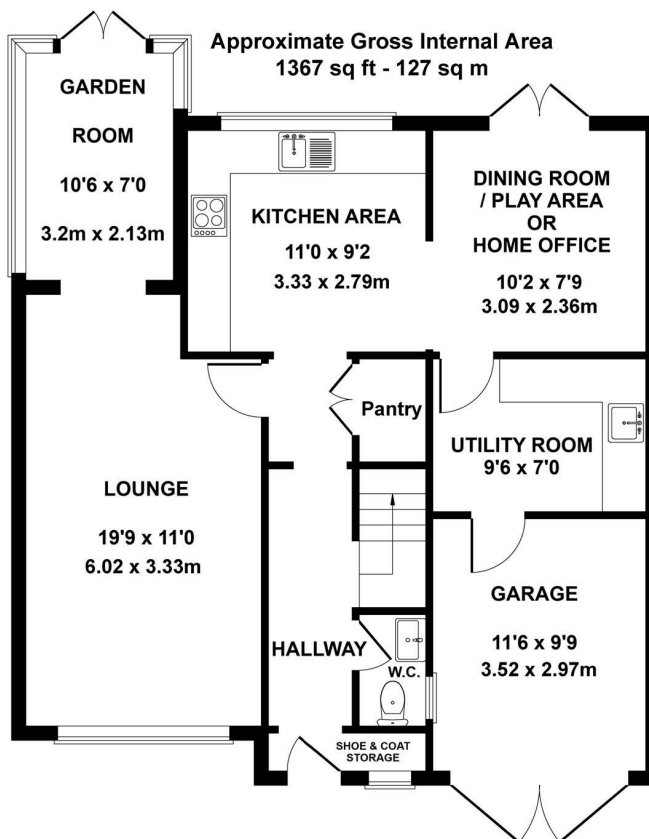
19'9 x 11'0 (6.02m x 3.35m)  
with electric fireplace within a period style surround. Central heating radiator. Double glazed window. Television point. Dimmer switch. Double doors to the





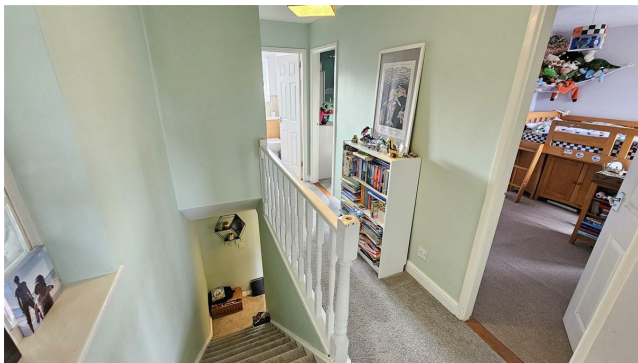
### **GARDEN ROOM**

10'6 x 7'0 (3.20m x 2.13m)  
double glazed window. Double glazed french doors to the decking area of the garden.  
Central heating radiator. Wall lights.



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### **LANDING**

with airing cupboard and access to the loft space.

### **BEDROOM 1**

12'2 x 10'2 (3.71m x 3.10m)

Double glazed window. Central heating radiator.

### **BATHROOM**

with suite comprising panelled bath with Gainsborough shower over and glass screen, vanity area with wash hand basin and low flush w.c. Obscure double glazed window. Full height tiling to walls. Recessed lighting. Central heating radiator. Complementary tiling.





### **BEDROOM 3 (OR BEDROOMS 3 & 4)**

Bedroom 3 currently provides one spacious 'L' shaped bedroom. However, this can easily be altered to create an additional Bedroom (11'0 x 6'4) and separate Bedroom or Home Office (10'2 x 8'3).



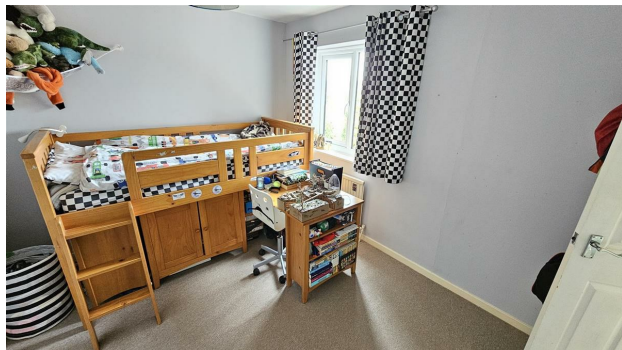


### **BEDROOM 2**

12'0 x 9'2 (3.66m x 2.79m)  
with double glazed window. Central heating radiator.  
Broadband connection point.

### **OUTSIDE - FRONT**

To the fore of the property is a low maintenance gravelled area, providing additional parking to the adjacent driveway which leads to the garage which measures 11'6 x 9'9. Please note that two thirds of the original garage remain with the remaining third being converted into the very useful Utility Room. The Baxi combi-boiler was fitted in 2017 and has been serviced Annually. Sensibly, an electric car charging point has been fitted.





### **OUTSIDE - REAR**

To the rear is a delightful garden which includes an extensive lawn, raised beds, a garden shed and bark chipping area for soft play. a large raised decking area and lawn beyond. There is also an outside tap. Thoughtfully, an outside tap has been fitted as well as a raised area of decking for those who enjoy al fresco dining during those balmy summer evenings.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

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