

FOR SALE

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**3 DOVE CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QF**

£510,000

3 DOVE CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8QF

Is this the best house, in the best position, on the best road, on the best estate, in the best Market Town south of the River Trent?

Beautifully presented detached family home well-situated in a quiet cul-de-sac within this ever popular development and completed by the very well regarded builders Mclean Homes Northern, with significant improvements over the years that have turned this one into the house that many are looking for with a very spacious addition to the rear with the arrival of the huge conservatory with its vaulted ceiling... the perfect party venue!

The gas centrally heated and double glazed interior will particularly appeal to those buyers with children as it benefits from a versatile layout with two further reception rooms, in addition to the main room at the rear. Professional couples will also appreciate the space offered by this first class home – especially those who enjoy entertaining and having friends to stay over due to the Jack & Jill en-suite facilities to the second and fourth bedroom.

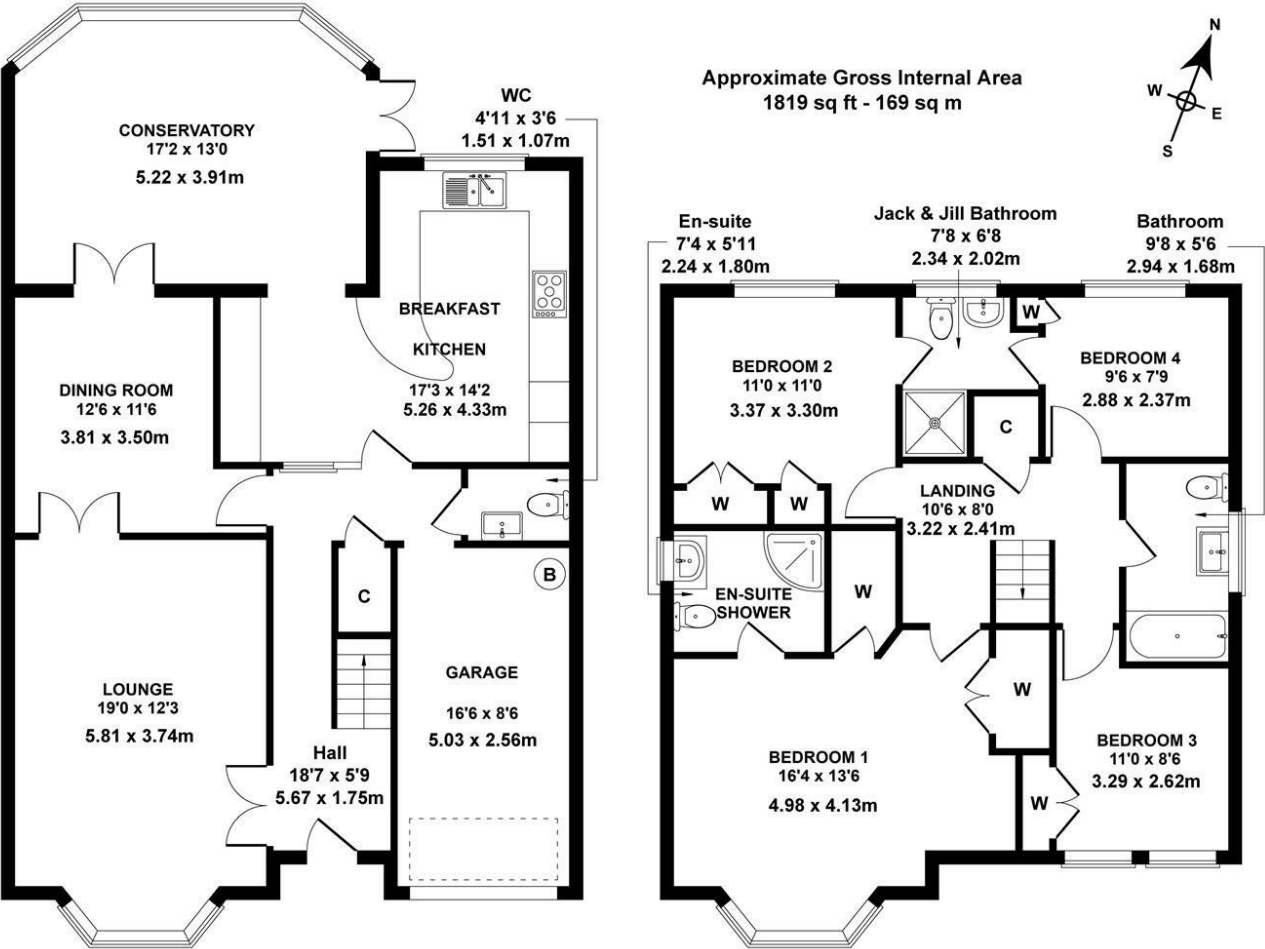
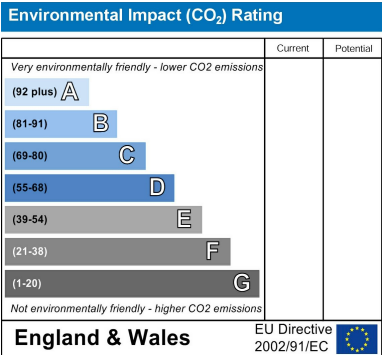
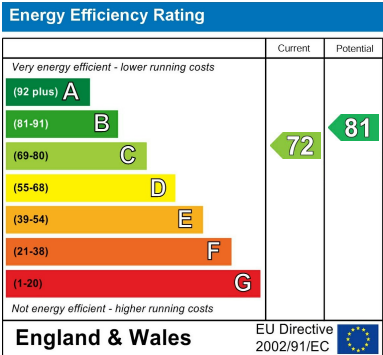
With the upgraded en-suite shower room to the main bedroom, the Villeroy Boch downstairs cloakroom and the Granite tops to the kitchen and the conservatory, the high quality of the fittings throughout clearly demonstrate a home that has been lovingly cared for by the owners... who have been resident since picking the keys up from the Builder some 26 years ago. They are leaving behind a wonderful family home... for the next owners to make their own happy memories.

This executive residence is situated approximately fifteen minutes' walk from the Market Place where there are a good range of shops as well as a regular bus service to Nottingham. For those with children Bingham has a complete range of schools all of which are very well regarded and is only a short walk of Carnarvon School; as proved by the 'walking bus' regularly seen each school day morning.



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 View retirement home on the right and Belvoir Vale Grove. Turn next right into Swallow Drive. Pass the turning on the right into Kestrel Drive. Follow the road round to the right. Turn first right into Dove Close where the property will then be found quietly tucked away on the left hand side.

For Sat Nav use Post Code: NG13 8QF



Council Tax Band **F**

The location of this pleasant detached family house could not be better. It is only a couple of minutes from the A46 & A52 which allow access to the surrounding centres of Nottingham, Newark, Leicester and Grantham.

Sensibly priced homes such as this one rarely remain available for long, especially if you are looking for a property so close to the centre of Bingham; so if it sounds like what you are looking for don't delay in arranging a viewing – 01949 87 86 85.



Composite entrance door through to

RECEPTION HALL

18'6 x 5'9 (5.64m x 1.75m)

Central heating radiator. Stairs to the first floor. Cloaks cupboard. Wood effect Karndean flooring.

OPEN PLAN BREAKFAST KITCHEN

17'3 x 14'2 (5.26m x 4.32m)

with Granite work surfaces to three sides with Shaker style drawers and cupboards under and a peninsular island unit. Wood effect Amtico flooring. Integrated NEFF appliances, including an electric oven with microwave oven to the side and warming drawer under, an induction hob with extractor fan over. Integrated Bosch dishwasher and Blomberg under-counter fridge. Wall mounted cupboard units with inset bulkhead lighting. Recessed spotlights. Central heating radiator.





Plumbing for an American style Fridge & Freezer with pull-out larder cupboards to the side and plenty of room within the fitted wine racks for your favourite bottles. This area is open plan to the

SPACIOUS CONSERVATORY

17'2 x 13'0 (5.23m x 3.96m)

with a vaulted ceiling ensuring a light and airy feel with double glazed windows and made-to-measure blinds, wall light points, double glazed windows with granite sills and further double glazed double doors onto one of the patio areas of the sunny rear garden. A continuation of the wood effect Amtico flooring. Wall-mounted TV point. Double doors open into the





DINING ROOM

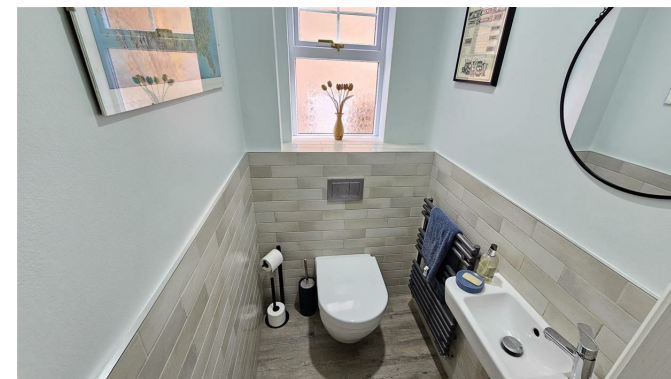
12'6 x 11'6 (3.81m x 3.51m)
with a central heating radiator, a door to hallway and further double doors into the

LOUNGE

19'0 x 12'3 (5.79m x 3.73m)
Central heating radiators Double glazed bay window to the front and double doors into the Hallway.

VILLEROY & BOCH CLOAKROOM

with two piece suite comprising a low flush W.C. with a concealed cistern and wall-mounted wash hand basin. Central heating towel radiator. Double glazed window and half-height tiling to all walls.





LANDING

with airing cupboard and access to the loft space via an aluminium ladder.

BEDROOM 1

16'4 x 13'6 (4.98m x 4.11m)
with double glazed walk-in bay window to the front and a feature porthole window, a central heating radiator. Built-in double wardrobes. Walk-in wardrobe with light, shelving and hanging rails.

UPGRADED EN SUITE SHOWER ROOM

with a shower enclosure with Kohler door and Aqualisa Shower, circular wash basin with drawer under and a low flush W.C. with concealed cistern. Central heating towel radiator. Double glazed window. Recessed spotlights and feature tiling.





BEDROOM 2

11'0 x 11'0 (3.35m x 3.35m)
with a double glazed window to the rear. Central heating radiator. Built-in double wardrobes. With access to the

JACK & JILL EN SUITE SHOWER ROOM

with a double shower enclosure, Kohler door and Aqualisa Shower, a pedestal wash basin and low flush W.C., Double glazed window. Extractor fan and a further door into





BEDROOM 4

9'6 x 7'9 (2.90m x 2.36m)
with double glazed window to the rear. Central heating radiator. Built-in wardrobe. Access door to the Jack & Jill Shower Room.

FAMILY BATHROOM

with suite comprising a shower bath with Kohler screen and Aqualisa Shower, wash basin with drawers under and a low flush W.C. with concealed cistern, Recessed spotlights. Double glazed window. Extractor fan. Central heating towel radiator.





BEDROOM 3

11'0 x 8'6 (3.35m x 2.59m)
with double glazed window to the front. Central heating radiator. Double wardrobe.

OUTSIDE - FRONT

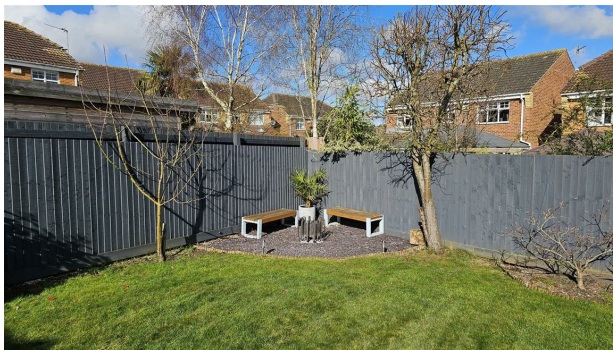
To the fore of the property is an open plan low-maintenance and landscaped garden with a lush lawn, shrubs and mature trees providing both colour and texture. With a larger than average driveway providing parking for at least 4 vehicles and which allow access to the GARAGE with its electric roller shutter door and both plumbing and electrics for a washing machine and dryer. Sensibly, a 7kw electric car charging pod point has also been fitted.





OUTSIDE - REAR

The rear garden is fully enclosed and has been landscaped with the necessary sitting areas for the growing family. From the first cup of breakfast tea in the morning sun-trap to the perfect vantage point as the sun goes down from which to enjoy the last drops of Merlot... ideal for those who enjoy al fresco dining during those balmy summer evenings with friends and family.





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!

