

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**74 OAK AVENUE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8DP**

£350,000

74 OAK AVENUE, BINGHAM, NOTTINGHAMSHIRE NG13 8DP

Space, space and more space... from a mere kerbside inspection it is impossible to fully appreciate the overall size of the property and the numerous alterations that have been made over recent years. For those who are looking for a very private garden to enjoy al fresco dining during those balmy summer months... then this is the one for you!

The house is perfect for those with growing families or now work from home... just have a read of these rooms... Hallway, Cloakroom, The open plan Dining Kitchen, Utility Room, Large Lounge AND separate Family Room or Home Office (15'0 x 8'2) on the ground floor, Large Master Bedroom with an en-suite Bath / Shower Room, A Family Bathroom and 3 further Bedrooms to the first floor and with a very private & fully enclosed garden to the rear with a separate block paved and easy to maintain garden at the front.

This particular home ought to be snapped up due to the individual nature of the design, size, feeling of light and space throughout. The open plan dining, utility, kitchen and W.C. areas have been laid with Country tumbled travertine Opus stone tiles throughout.

The location could not be better being just a couple of minutes from the A46 & A52 – two of the most important roads in the area – allowing access to Nottingham, Leicester and Newark. For those requiring national access, the A1 and M1 are within half an hour's drive, as is East Midlands International Airport.

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.

Quality homes in this prime location rarely remain available for long – have no delay in viewing to avoid possible disappointment this weekend.

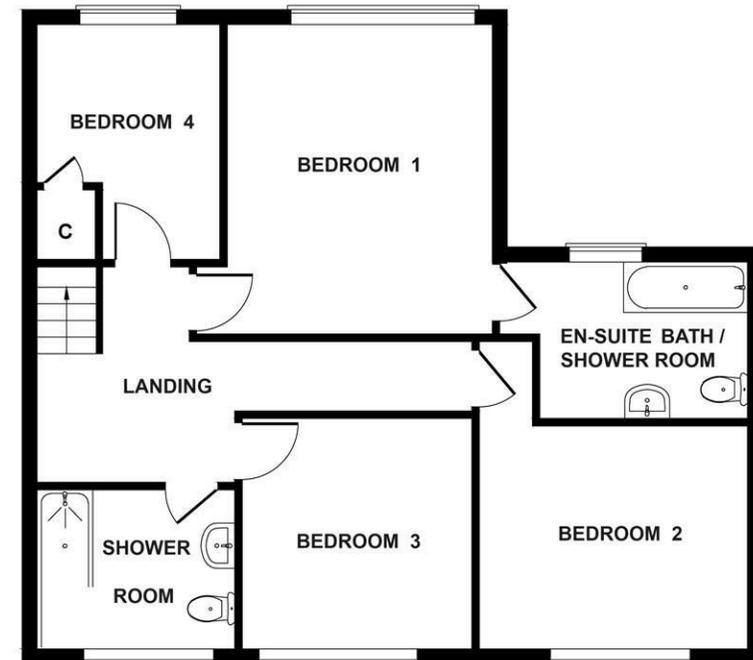
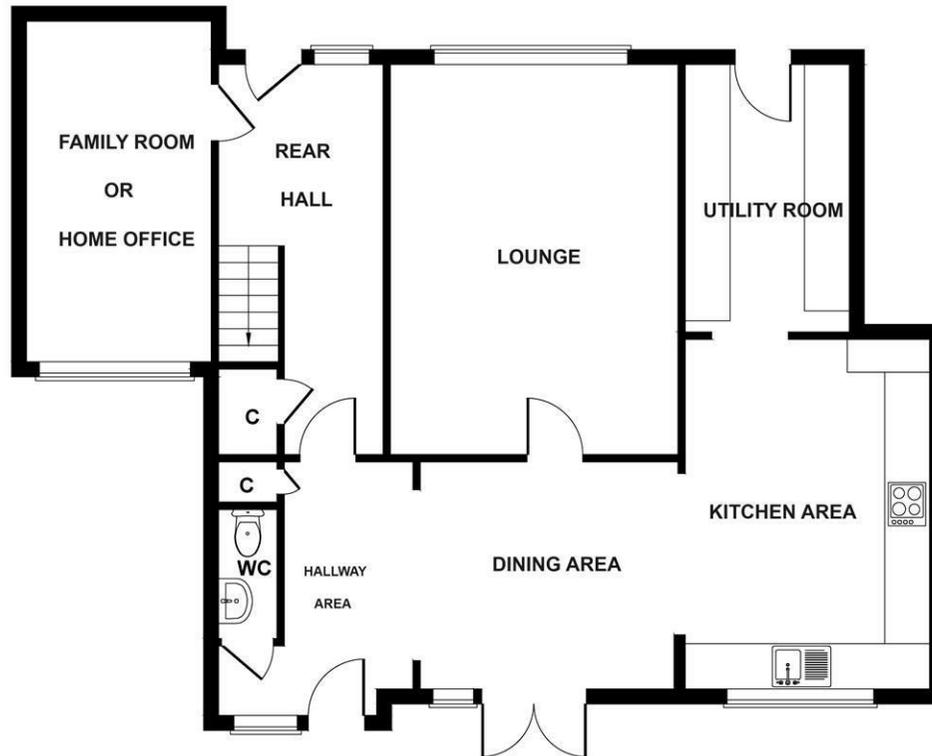
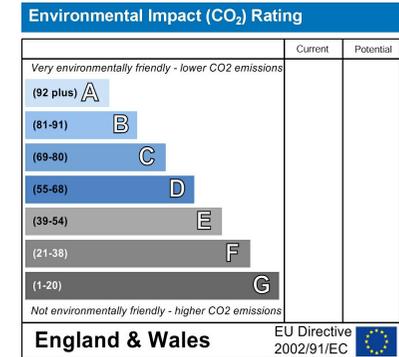
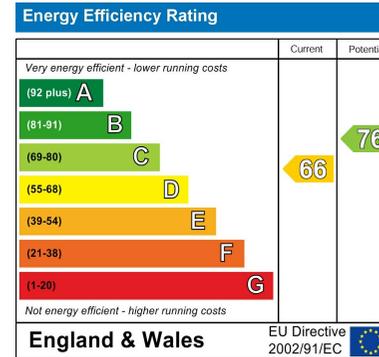


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. Pass Dark Lane on the left. Turn next left into Willow Road and follow this round to the right until taking the next left into Oak Avenue and this property will be found ahead of you, on the corner; clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8DP

Council Tax Band

D





With a double glazed door and window to the front aspect, fire alarm, power points and Country tumbled travertine Opus stone flooring throughout the Hallway, Dining, Kitchen, Utility and Cloakroom areas.

HALLWAY AREA

A walk in storage cupboard provides ample storage space.

OPEN PLAN DINING AREA

10'8 x 9'9 (3.25m x 2.97m)

With double glazed French doors opening onto a block paved patio area, ample space for a dining table and chairs and a central heating radiator. A base cupboard and a wall mounted, glass fronted cupboard. This area leads into the





OPEN PLAN KITCHEN AREA

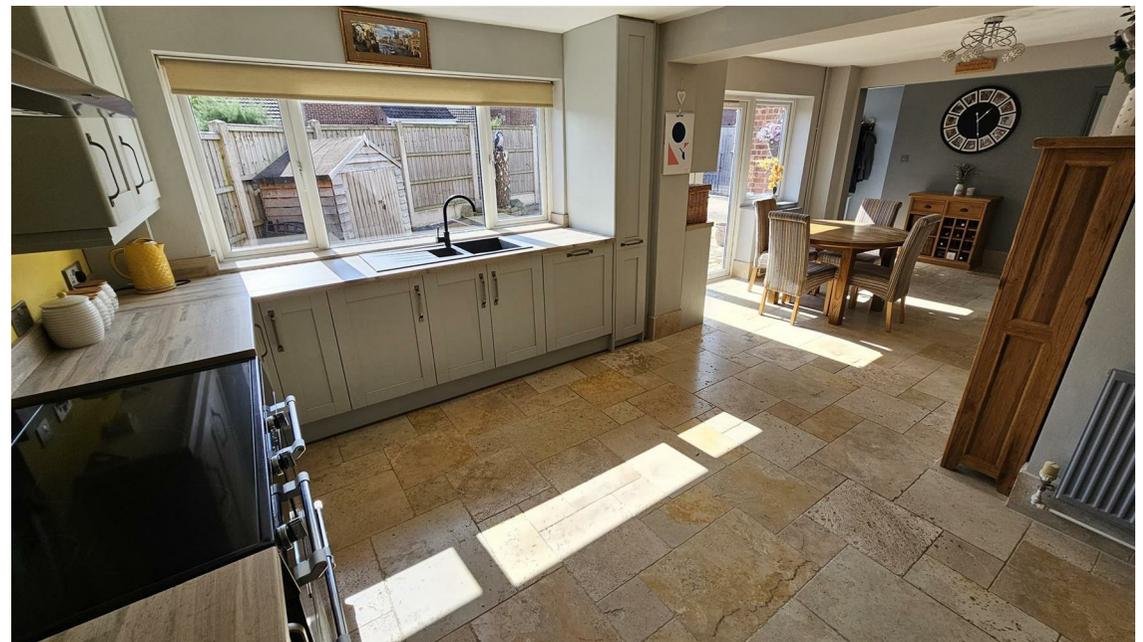
15'0 x 10'9 (4.57m x 3.28m)

A simply stunning contemporary dining kitchen with a double glazed window to the front aspect. Fitted with an excellent range of Grey Matt wall, base and drawer units with complementary Oak laminate work surfaces over, under counter lighting with chrome sockets and power points throughout. Inset black resin sink with swan-head mixer tap, five ring Rangemaster with two ovens and extractor fan with light and feature glass backing. Pull-out storage unit, plumbing for a free-standing American fridge freezer and a full size dishwasher. Fitted with mains heat detectors and a central heating radiator.

UTILITY ROOM

6'0 x 6'0 (1.83m x 1.83m)

With a continuation of the Oak work surface providing space and plumbing beneath for a washing machine and tumble dryer, overhead cupboards, stone tiled flooring and a double glazed rear door leading out to the back garden.





LOUNGE

17'0 x 12'6 (5.18m x 3.81m)

With a half-glazed door leading from the dining area, a double glazed window to the rear aspect, wall mounted glow master electric feature fireplace, television and power points, central heating radiator.

CLOAKROOM & W.C.

Fitted with a white suite comprising low level WC, inset hand wash basin with waterfall mixer tap, tiled splash back and high gloss cupboard beneath, extractor fan and tiled flooring.



REAR HALLWAY

With a double glazed door and side panels opening out to the rear garden and an under stairs storage cupboard, central heating radiator, white spindle banister rails and stairs rising to the first floor.



FAMILY ROOM OR HOME OFFICE

15'2 x 8'2 (4.62m x 2.49m)

Converted from the original garage, a room with a double glazed window to the front. Power sockets, BT and TV point and a fire detector.





FIRST FLOOR LANDING

With a double glazed window to the side aspect, radiator, fire alarm and fitted carpet. Loft hatch with drop down ladder providing access to the fully boarded loft space. The central heating boiler is located within the loft.

BEDROOM 1

13'3 x 13'0 (4.04m x 3.96m)

a double glazed window to the rear aspect, central heating radiator and a TV point. Door leading into:

FULLY TILED EN-SUITE BATH/SHOWER ROOM

With an opaque double glazed window to the rear aspect, fitted with a modern white suite comprising P shaped panelled bath with curved glass shower screen and both a rain shower and handset over, shallow wash basin with mixer tap over and storage drawers under and a low level W.C. with concealed cistern. Tiled flooring.





BEDROOM 2

10'9 x 9'2 (3.28m x 2.79m)

With a double glazed window to the front aspect, central heating radiator, a fitted double wardrobe with internal shelving, a set of matching drawers and overhead cupboard, and a TV point.

FULLY TILED FAMILY SHOWER ROOM

With an opaque double glazed window to the front aspect, fitted with a white suite comprising a walk-in shower with screen and handset fitting, wash basin with storage cupboards beneath and a low level W.C. with concealed cistern, Ladder towel radiator and tiled flooring. Mirror with Bluetooth capability.





BEDROOM 3

10'0 x 9'2 (3.05m x 2.79m)

With a double glazed window to the front aspect, triple built in wardrobes with hanging rails and shelved storage space, central heating radiator. TV point.

BEDROOM 4

10'3 x 8'0 (3.12m x 2.44m)

With a double glazed window to the rear aspect, over stairs storage cupboard with hanging rail, central heating radiator. TV point.





OUTSIDE - FRONT

A beautifully landscaped frontage with a gated entrance, privately enclosed by panel fencing and all block paved to enable plenty of parking and sitting areas due to the south facing aspect.





OUTSIDE - REAR

Fully enclosed by panel fencing with a secure gated side access, landscaped to ensure easy maintenance with an artificial lawn and a large patio area for those who enjoy al fresco dining during those balmy summer evenings. The patio leads to the back door having an overhead storm porch with arctic grey granite sill. There are wonderful views to the rear with mature trees and foliage with an adjacent pathway leading to Carnarvon Primary School.





Rosie Chick

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