

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**20 MILL HILL ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8UG**

£235,000

20 MILL HILL ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8UG

This is an excellent opportunity for one lucky purchaser to acquire a well maintained and considerably enhanced 2 bed roomed home for under £240,000 – with ample off street parking to the front for two vehicles and the block paved driveway leads to the double gates, behind which is a useful carport. The gas centrally heated and double glazed interior enjoys a pleasant light and airy feel to it and the larger than average rear garden has been sensibly landscaped to provide the perfect location for the early morning cup of tea, to the ideal area from which to enjoy the last drops of Merlot... and the gardens are not heavily overlooked! The tri-fold doors ensure a wonderful feeling of space and light once fully drawn back.

The current owner benefits on average from an annual average £260 windfall from the solar panels which have been fitted to the front elevation of the roof and are freehold..

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 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.

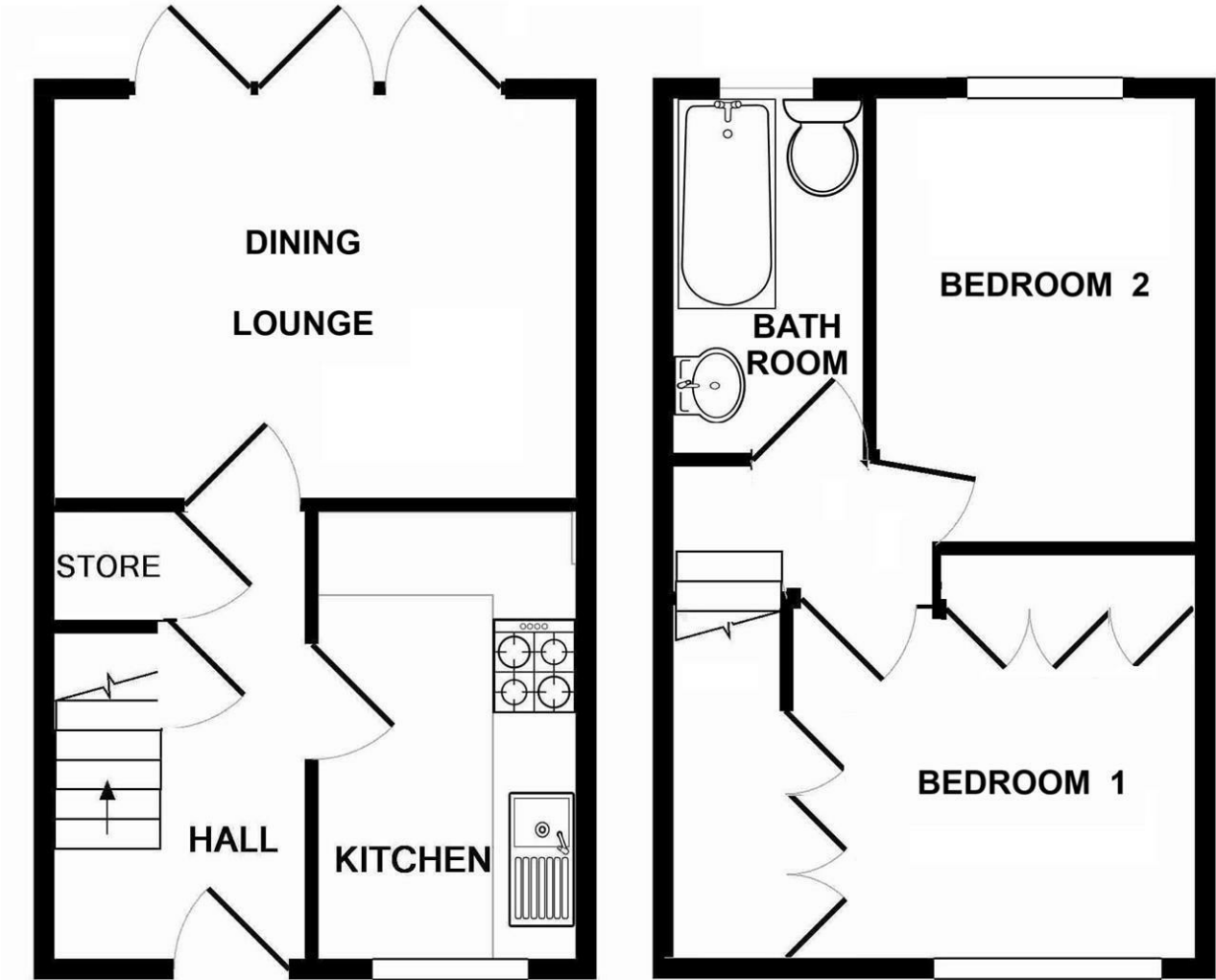
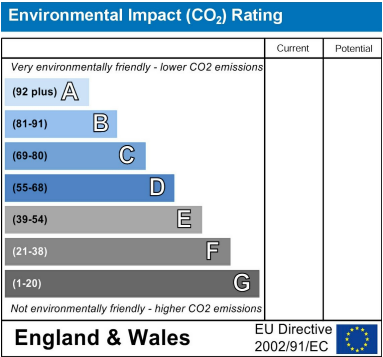
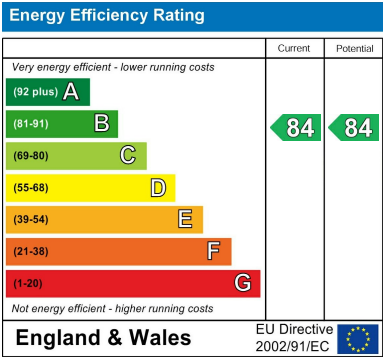
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!



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 where number 20 will be found on the right hand side clearly denoted by our Hammond Property Services For Sale sign.

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

Council Tax Band **B**



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 suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at
OnTheMarket.com



Find us on Facebook

**Hammond Property
Services Bingham**



Follow us on Twitter

@HammondProperty



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

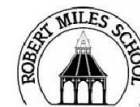
BINGHAM'S COMMUNITY ESTATE AGENT

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

childline
ONLINE, ON THE PHONE, ANYTIME
childline.org.uk | 0800 1111



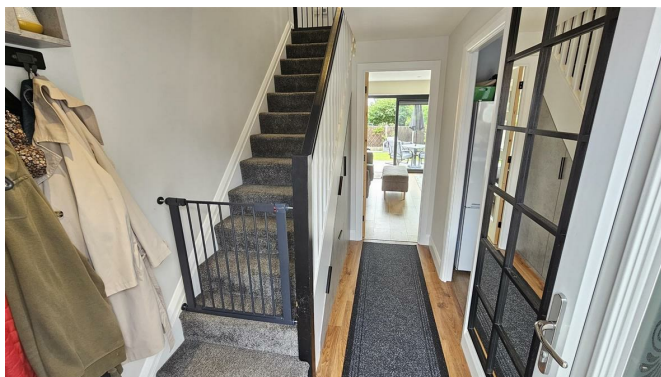
B.H.T.A.
BINGHAM HERITAGE
TRAILS ASSOCIATION



**football
community**



For more details, email **sponsorship@hammondpropertyservices.com**



Double glazed entrance door through to

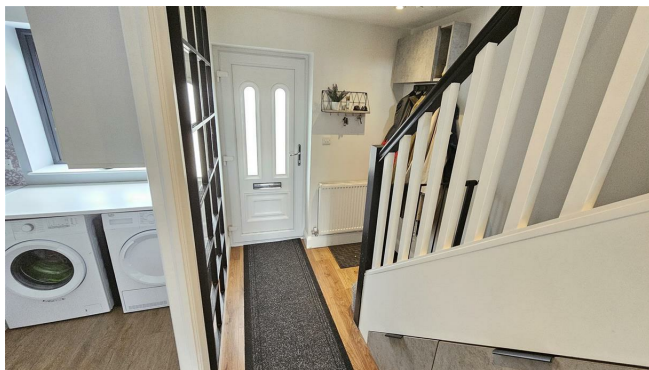
HALLWAY

with stairs to the first floor. Central heating radiator. Wood effect laminate flooring. Fitted under-stairs storage cupboards.

DINING LOUNGE

13'6 x 13'0 (4.11m x 3.96m)
with tri-fold doors ensure a wonderful feeling of space and light once fully drawn back. Stylish central heating radiators. Under stairs cupboard. Wood effect flooring.

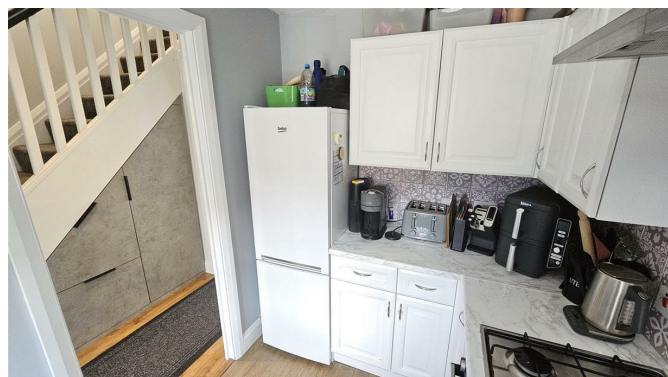


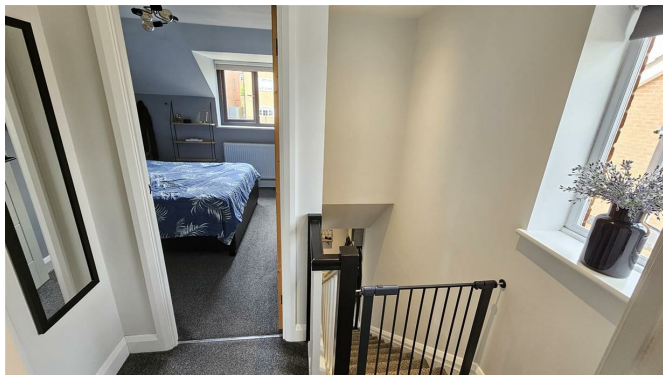


BREAKFAST KITCHEN

10'6 x 6'6 (3.20m x 1.98m)

with L shaped work surface with drawers and cupboards under. Gas hob with oven under and extractor hood over. Tiled splash backs. Single drainer sink unit. Plumbing for an automatic washing machine and a slimline dishwasher. Double glazed window to the front. Gas fired combination boiler serving the domestic hot water supply and central heating system. Wood effect laminate flooring. Wall mounted cupboard units. Space for a fridge freezer.





LANDING

with double glazed window.

BEDROOM 1

12'6 x 9'6 (3.81m x 2.90m)
with built-in triple wardrobe and further wardrobes / storage cupboards. Double glazed window. Central heating radiator.



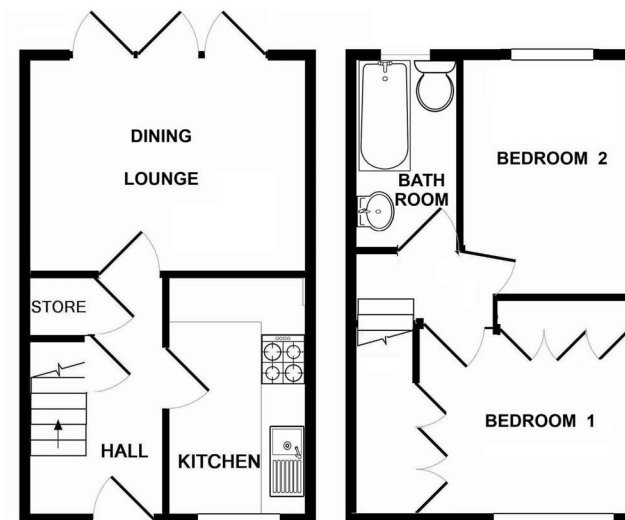


BEDROOM 2

11'3 x 8'0 (3.43m x 2.44m)
with double glazed window. Central heating radiator. Wood effect flooring.

UPGRADED BATHROOM

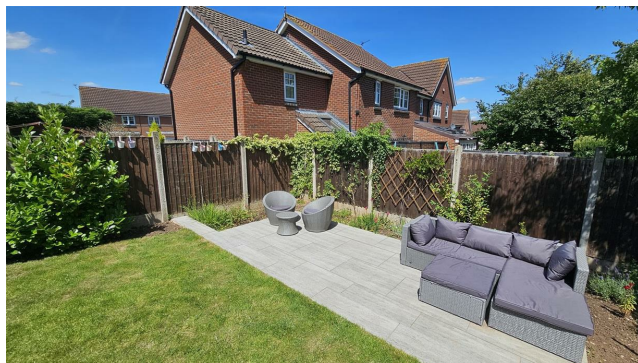
with suite comprising panelled bath with shower over and screen, wash basin with cupboard under and a low flush W.C. Double glazed window. Central heating towel radiator. Mirror fronted cabinet.





OUTSIDE - FRONT

The property occupies a pleasant and elevated location behind an open plan frontage, landscaped to maximise the off-road parking. Double width block paved driveway and double gates that allow for secure parking to the side with a car port. Sensibly, an outside tap has been fitted to the front.





OUTSIDE - REAR

The larger than average rear garden has been landscaped and is mainly laid to lawn with a patio area at the head of the garden for those who enjoy al fresco dining during those balmy summer evenings. The garden is fully enclosed by panelled fencing and there is access to the open car port. A further patio area has been created which is open plan to the dining lounge once the tri-fold doors are pulled back.



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com



01949 87 86 85



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

FULLY MANAGED or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**





SOLD

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!!

→



FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ©

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!