

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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Bingham
Nottinghamshire
NG13 8AR

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**5 THE PADDOCK, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8HQ**

£235,000

5 THE PADDOCK, BINGHAM, NOTTINGHAMSHIRE NG13 8HQ

4 BEDROOMS FOR THE PRICE OF 3!

The property will benefit from the following improvements

* New kitchen * New bathroom

* New wiring * New driveway

* New windows * New carpets

* New doors * New skirtings & architrave

* New décor

If you are seeking a sensibly priced FOUR bedroom home that you can stamp your own personality on... this could be the property you are looking for.

The gas centrally heated and double glazed interior offers ideal living space for growing families or extended families coming together... or those requiring the extra room for a separate HOME OFFICE... and would benefit from the upgrading of the items above. There is the added bonus of the private garden to the rear which will also benefit from imaginative works.

Close at hand is the Bingham Market Place (less than 200 yards away) where there is a regular bus service to Nottingham City Centre. Within the Market Place there are a fabulous range of shopping facilities as well as a library and health centre.

With sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.

For those not familiar with the area, Bingham is situated on the crossroads of the A46 & A52 which allow access to Nottingham, Grantham, Leicester and Newark. It is also on the edge of the Vale of Belvoir which provides endless hours of walks amongst the many villages, each with their own unique charm and character.

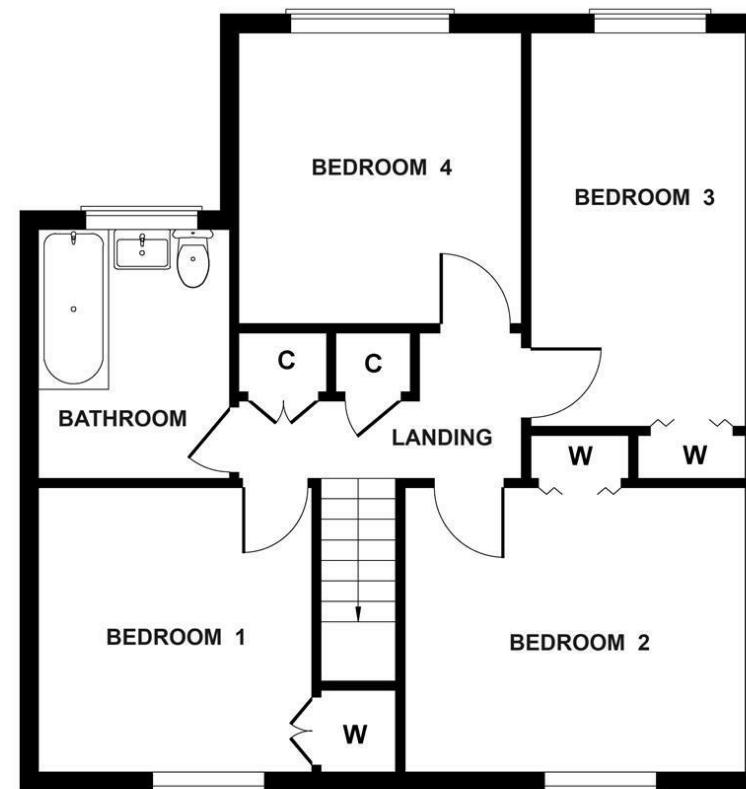
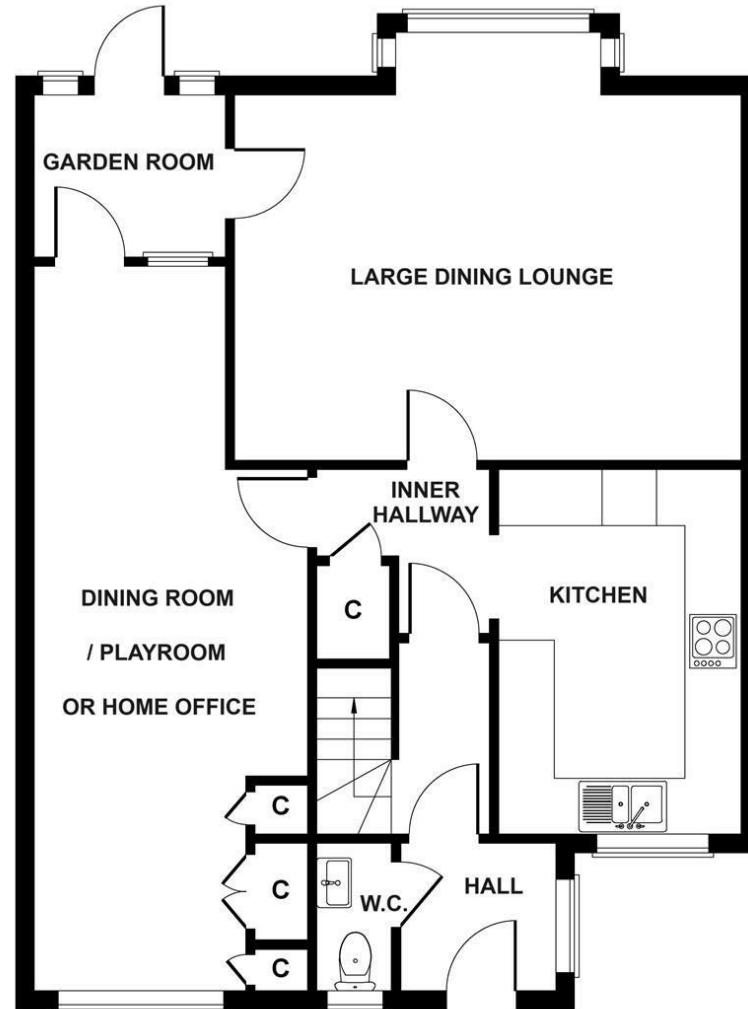
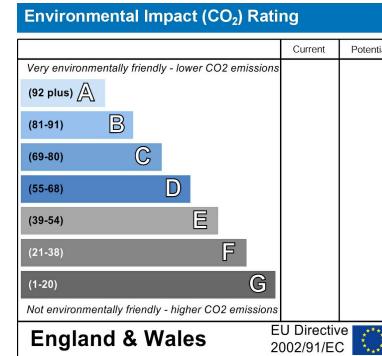
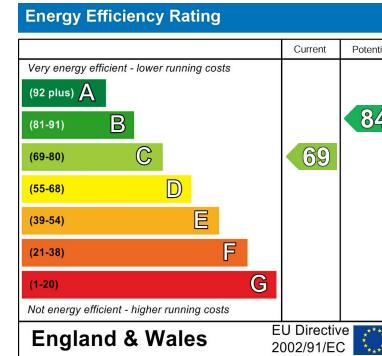


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Turn left into The Paddock where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale board.

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

Council Tax Band

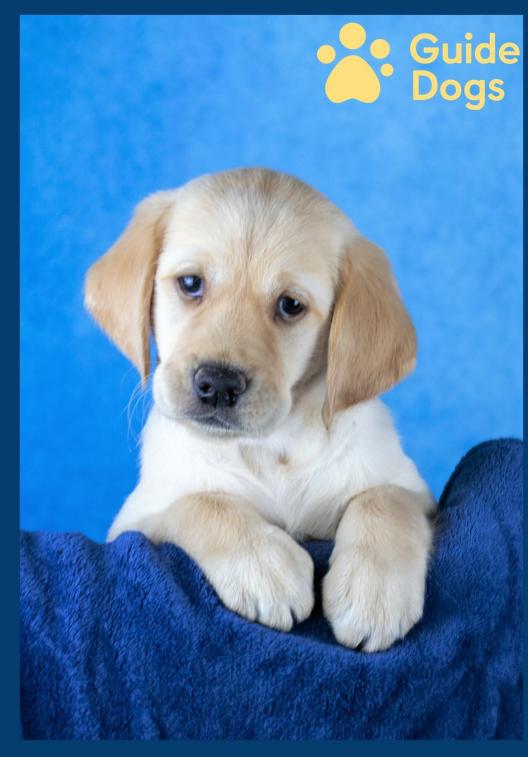
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Not to Scale. For Illustrative Purposes Only.

Approximate Gross Internal Area
1367 sq ft - 127 sq m

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



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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**



Double glazed entrance door into

HALLWAY

with a central heating radiator.

INNER HALLWAY

under-stairs storage, stairs to first floor and

KITCHEN

15'0 x 13'0 (4.57m x 3.96m)

Double glazed window to the front, Roll top work surfaces with fitted wall and base units, sink with mixer tap and drainer.





LARGE DINING LOUNGE

18'0 x 15'0 (5.49m x 4.57m)

Double glazed window facing the rear, UPVC door to the





GARDEN ROOM

6'8 x 6'8 (2.03m x 2.03m)
with a double glazed door leading to the rear garden and a door to the converted garage which is now the

DINING ROOM / PLAY ROOM / HOME OFFICE

25'6 x 9'6 (7.77m x 2.90m)
with double glazed window to the front and a boiler cupboard housing the Worcester Bosch gas fired boiler.





CLOAKROOM / W.C.

with low flush W.C. and pedestal wash hand basin.

LANDING

BEDROOM 1

10'6 x 10'0 (3.20m x 3.05m)

Double glazed window and a central heating radiator. Built in wardrobe.



**BEDROOM 2**

11'6 x 10'0 (3.51m x 3.05m)

Double glazed window and a central heating radiator. Wardrobe space.

**BATHROOM**

8'9 x 7'3 (2.67m x 2.21m)

Double glazed window to the front and a three piece suite.

BEDROOM 3

14'0 x 7'6 (4.27m x 2.29m)

Double glazed window and a central heating radiator. Wardrobe space.





BEDROOM 4

10'3 x 10'0 (3.12m x 3.05m)

Double glazed window and a central heating radiator.

OUTSIDE

To the front of the property is a block paved parking space and mature shrubs and plantings. To the rear is a fully enclosed courtyard garden with plenty of colour and texture.





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!

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Did you know that we have a Rental Department?

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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**



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◎ 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!