

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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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.

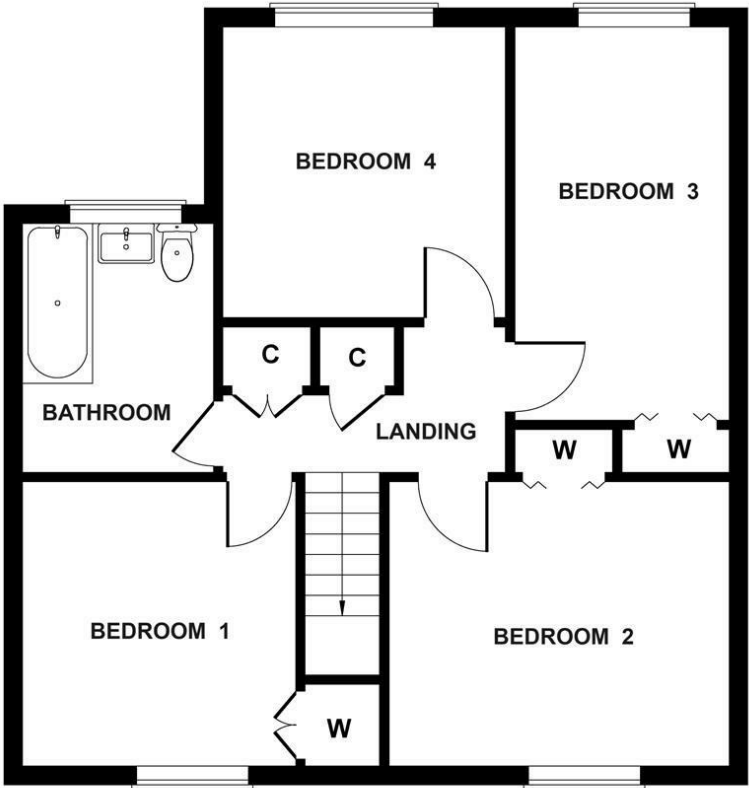
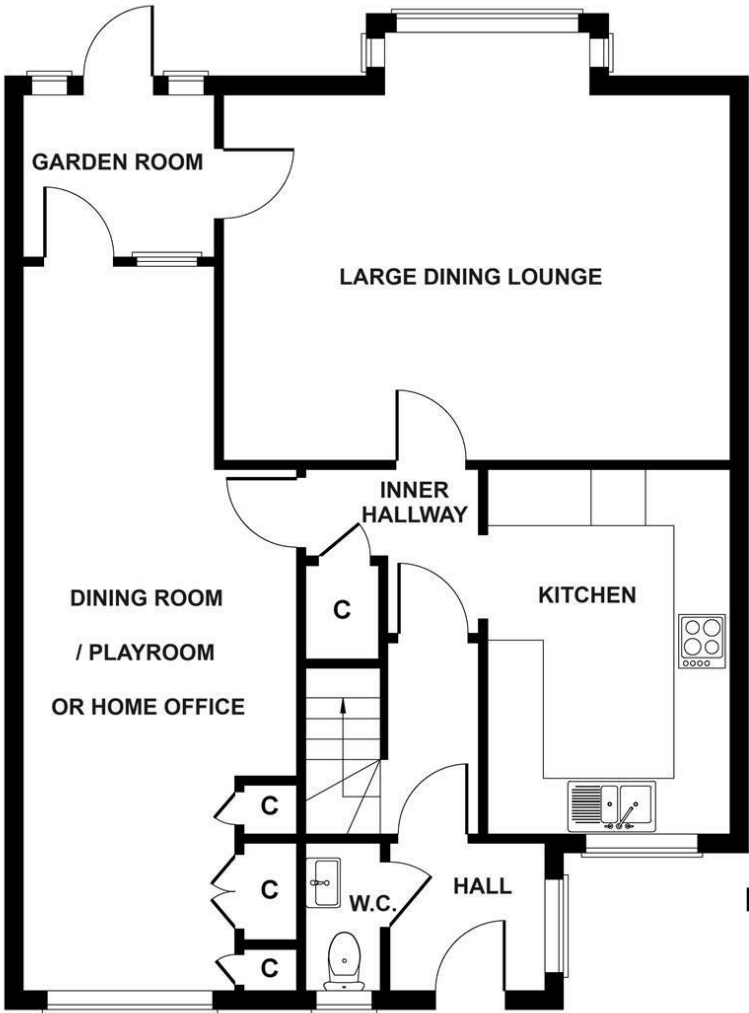
**For Sat Nav use Post Code:**    **NG13 8HQ**

Council Tax Band

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	

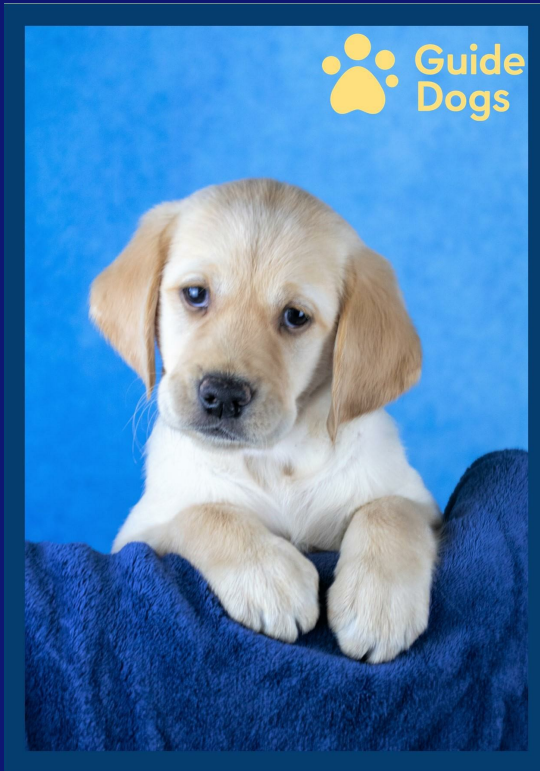
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Not to Scale.    **For Illustrative Purposes Only.**  
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  




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 £3,905 last year 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

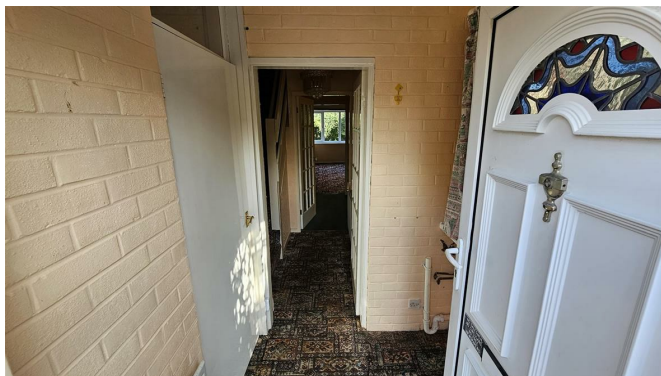


**football in the community**



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)





Double glazed entrance door into

**HALLWAY**

with a central heating radiator.

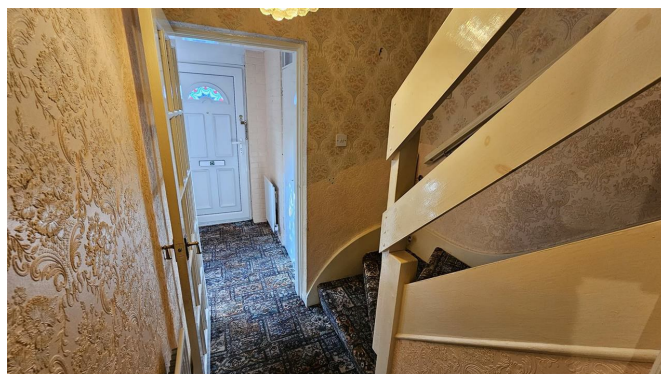
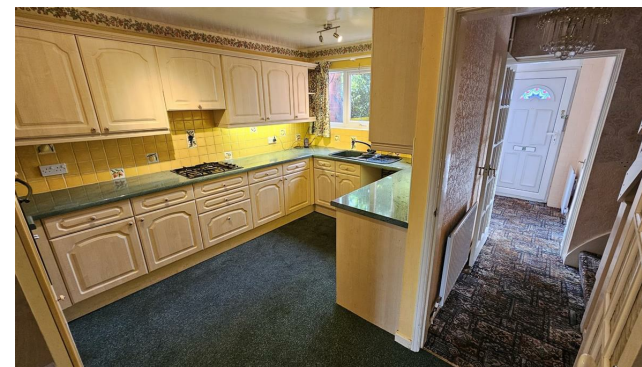
**INNER HALLWAY**

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**

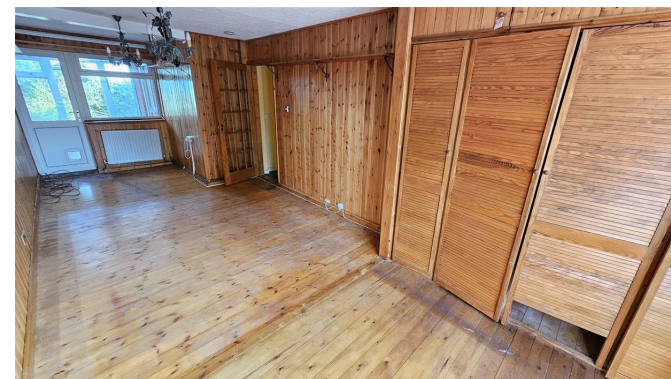
6'8 x 6'8 (2.03m x 2.03m)

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.**

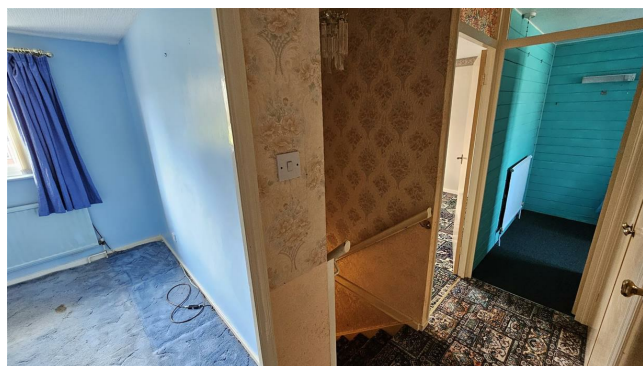
with low flush W.C. and pedestal wash hand basin.

**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!

What have you got to lose?

**01949 87 86 85**

## 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**



← Want one of these???

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→

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**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!**