

FOR SALE

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**9 NIGHTINGALE WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QP**

£235,000

9 NIGHTINGALE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8QP

This is an excellent opportunity for one lucky purchaser to acquire a beautifully maintained 2 bedroomed home – with the added bonus of the additional ground floor living space provided by a very large conservatory to the rear that overlooks the westerly facing, sunny and private rear garden. The previous owners have thoughtfully fitted a fully insulated roof to the conservatory to help regulate the temperature. The upgraded kitchen has granite worktops, feature ceramic hob, extractor hood and oven with microwave over. There is ample off street and allocated parking for two vehicles to the left hand side of the run of properties.

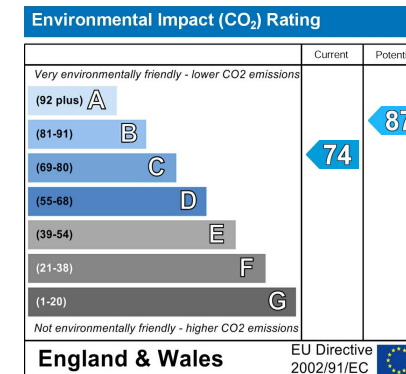
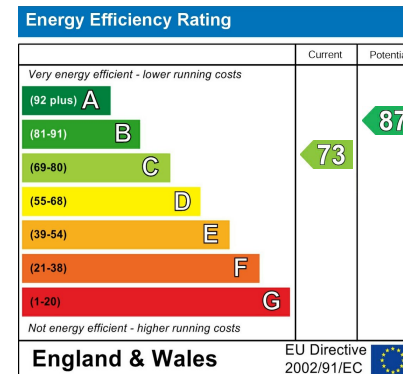
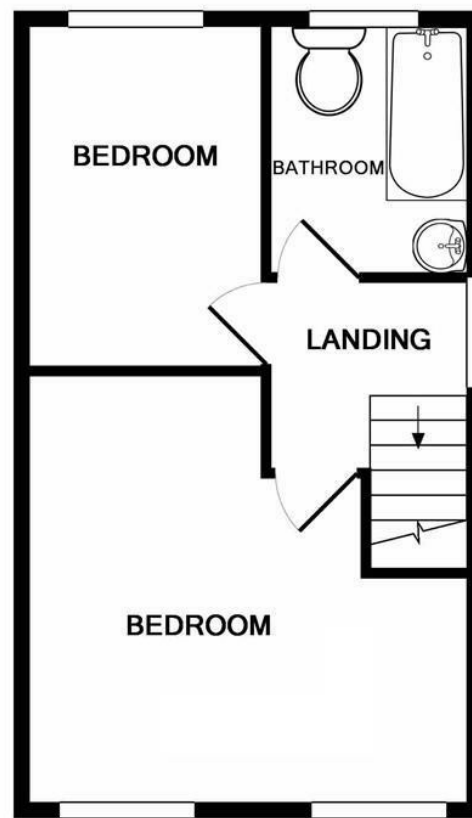
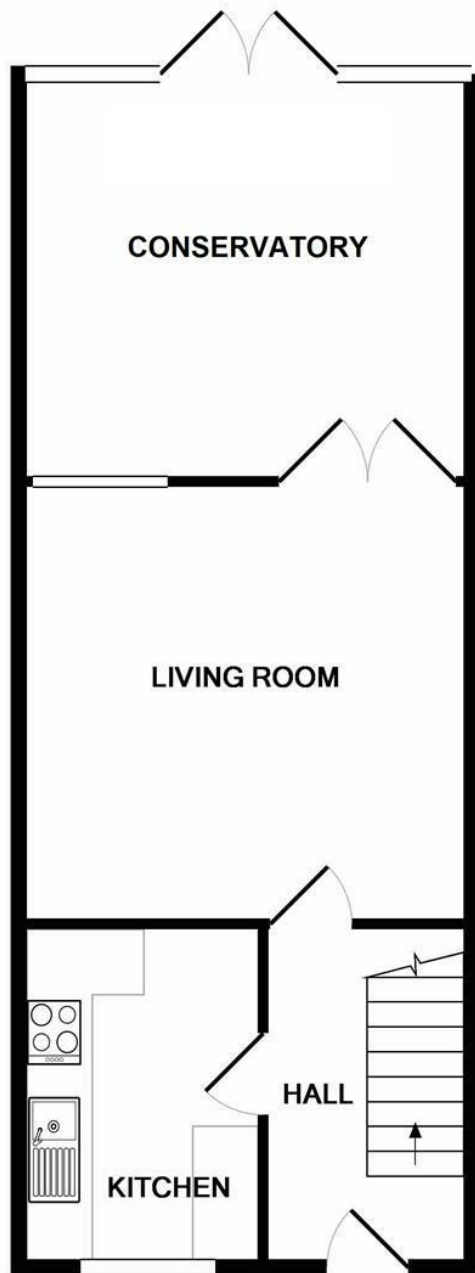
The gas centrally heated and double glazed interior enjoys a pleasant light and airy feel to it. The décor is simple and yet very effective and the established garden is fully enclosed with plenty of space despite the large conservatory. The timber garden shed will be included within the sale.

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!





Council Tax Band

B

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 and then left, passing the Fosse Way View Care Home on the right. Pass both Belvoir Vale Grove and Swallow Drive on the right. Take the next right into Nightingale Way. At the T junction turn left and this particular 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 8QP



Double glazed composite entrance door through to

HALLWAY

with stairs to the first floor. Central heating radiator.

KITCHEN

10'5" x 6'5" (3.20m x 1.98m)

with L shaped granite work surface with drawers and cupboards under. NEFF oven with microwave above. 4 ring ceramic hob with extractor hood over. Tiled splash backs. Recessed sink unit with mixer tap. Plumbing for an automatic washing machine. Central heating radiator. Double glazed window. Gas fired boiler serving the domestic hot water supply and central heating system. Tile effect flooring. Fridge freezer recess. Wall mounted cupboard units. Further granite worktop with cupboards under.





LOUNGE

13'6 x 13'0 (4.11m x 3.96m)
with double glazed window. Double glazed double doors to the conservatory. TV point. Central heating radiators. Useful under stairs cupboard.

CONSERVATORY

10'4 x 10'0 (3.15m x 3.05m)
A useful addition to the property providing further flexible reception space and benefitting from access out into the landscaped rear garden. UPVC double glazed side panels with opening top lights and pitched roof, tiled flooring, double glazed double doors leading out into the rear garden.





LANDING

BEDROOM 1

12'6 x 12'6 (3.81m x 3.81m)
including dressing table or wardrobe recess
with a double glazed window. Further
wardrobe recess. Central heating radiator.
Airing cupboard. TV point.

UPGRADED SHOWER ROOM (2024)

with suite comprising a walk-in shower, wash
basin with cupboard under and a low flush
W.C. Double glazed window. Central heating
towel radiator and mirrored bathroom
cabinet.





BEDROOM 2

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

OUTSIDE - FRONT

The property occupies a pleasant popular location tucked away in a small cul-de-sac setting. To the front is a pathway leading to the front door with adjacent lawn and mature shrubs.





OUTSIDE - REAR

The westerly facing and private rear garden is beautifully landscaped with lawn area to the centre and mature planted borders to both sides. The garden is fully enclosed by fencing and can be accessed from the front via a side pathway and gate. The timber garden shed will be included within the sale and there is also allocated parking for 2 vehicles to the left hand side of the property.

