

FOR SALE

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**WINDMILL BARNs, MILL FARM, SHELFORD ROAD,
NEWTON, NOTTINGHAMSHIRE NG13 8HT**

OFFERS IN THE REGION OF £350,000

WINDMILL BARN, MILL FARM, SHELFORD ROAD, NEWTON, NOTTINGHAMSHIRE NG13 8HT

This recently completed Barn Conversion has the lot... the view, the position, the setting and the plot!

For the buyer who wishes to swap the sound of sirens and city bustle for the idyll of birdsong, farming activities and a bucolic lifestyle... and all within only a two minute drive of the many facilities within Bingham and its Market Place.

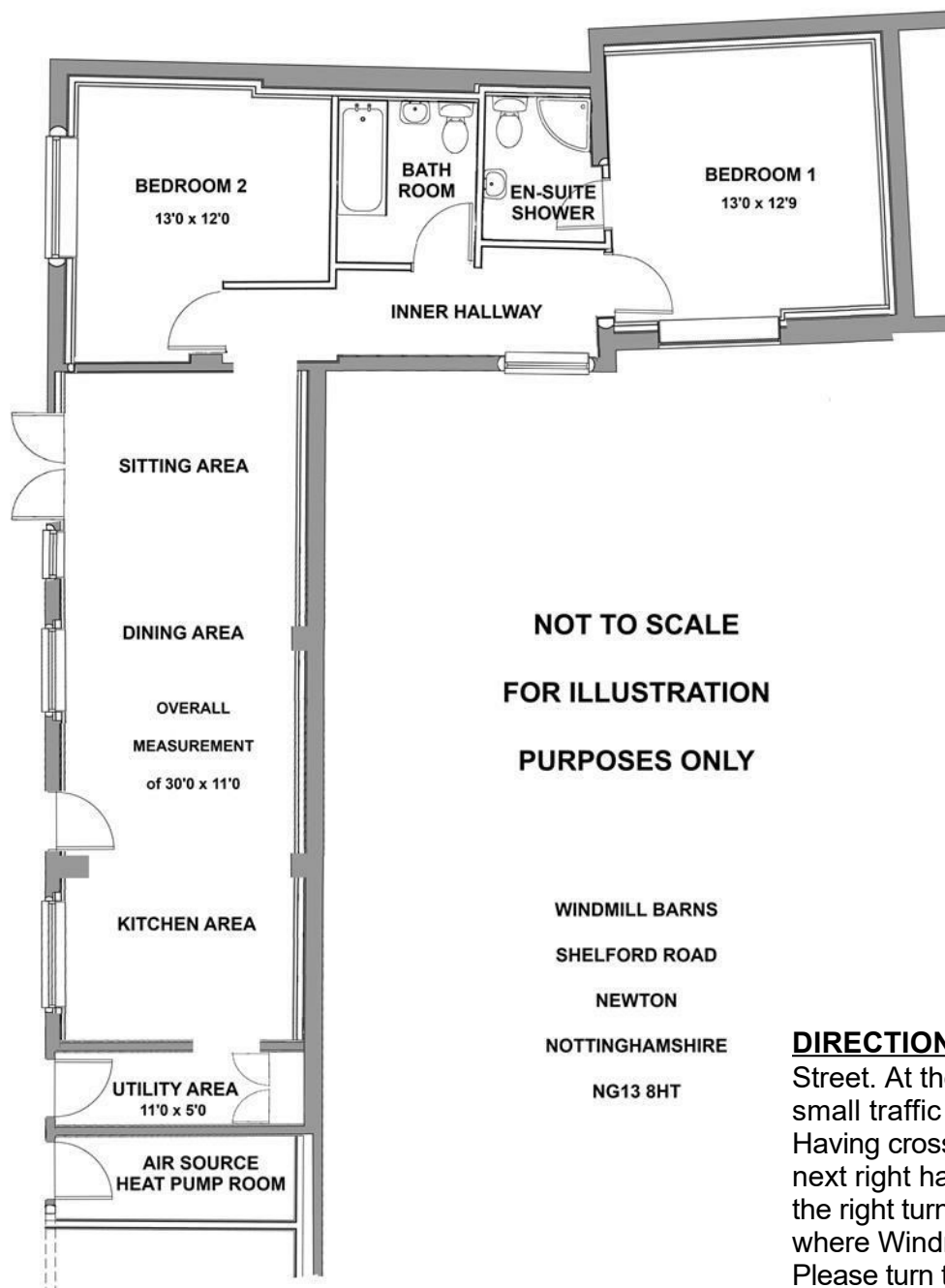
With two reception areas and two double bedrooms (the main with an ensuite shower room), this will surely appeal to all those who require space, space and more space, with the obvious benefits of a utility area and a separate room which is the location of the air source heat pump... that provides both the hot water and the underfloor heating to the flooring areas throughout the 81 square metres (871 sq.ft.) of accommodation.

Recently converted, this is ideal for those who value the quieter life, with fabulous and immediate access to the countryside but like having the amenities of Bingham and East Bridgford within a five minute drive. Reclaimed doors and storage cupboards have been fitted with a nod to a bygone age.

Due to its young age and the recent conversion, the new title documents, with confirmed new boundaries, will be created by the Vendors' Solicitors and will be enacted upon the completion of the contracts. We confirm that the property and the gardens are Freehold.

The Market Town of Bingham provides a wonderful range of shops and a regular bus service to Nottingham. Bingham enjoys a wide range of supermarkets (Lidl, Aldi, Sainsburys & Co-op) 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 also has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Only 3 miles away is the centre of Radcliffe on Trent, which is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes. The popular village is situated on the south bank and cliff overlooking the River Trent, from which the village derives part of its name. Nearby places are Shelford, East Bridgford and Holme Pierrepont.

The village has a wealth of amenities including a good range of shops, doctors surgery, dentists, schooling for all ages, restaurants and public houses, Radcliffe on Trent Golf Club and a Bowls Club.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and Estate, which holds a wonderful range of events throughout the year.

If this fits your list of requirements, then arrange your viewing now to avoid missing out - 01949 87 86 85.

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and across the first small traffic island. At the larger island, take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the next traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton and continue through the Village, passing the Junction with the right turn towards East Bridgford. Leaving the village on Shelford Road, continue for 550 yards where Windmill Barns will be found on the right hand side, clearly denoted by our For Sale board. Please turn through the open gates and onto the extensive driveway.

For Sat Nav use Post Code: NG13 8HT

Council Tax Band

E



Hardwood entrance door into the

OPEN PLAN LIVING / DINING KITCHEN

30'0 x 11'0 (9.14m x 3.35m)
with underfloor heating throughout. Wall lights and double glazed windows. Double doors leading onto the seating areas of the extensive gardens

KITCHEN AREA

with two L shapes to the tiled work surface with drawers and cupboards under. Electric cooker with extractor hood over. Tiled splash backs. Sink unit with mixer tap. Double glazed window. Ceramic tiled flooring. Plumbing for a dishwasher. Wall mounted cupboard units. Further worktop with cupboards under.

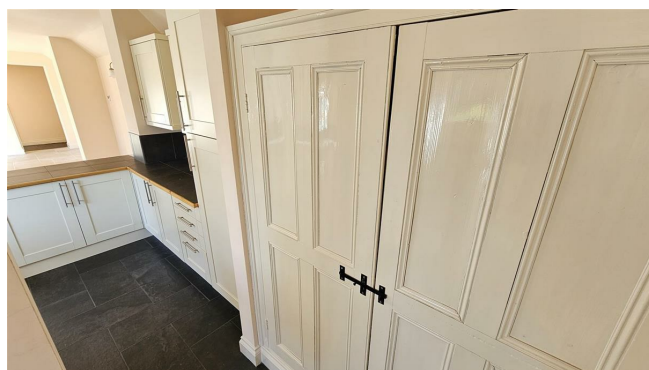
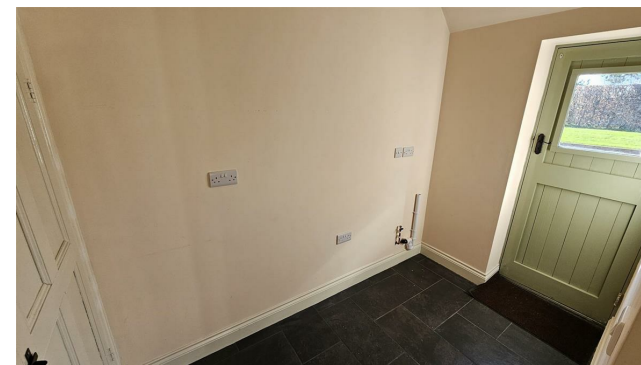


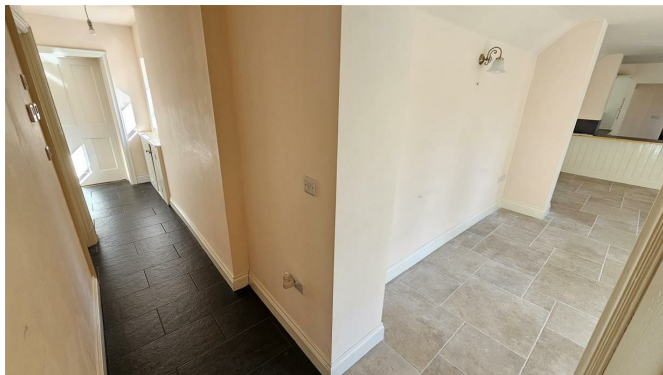


UTILITY ROOM

11'0 x 5'0 (3.35m x 1.52m)

Plumbing for an automatic washing machine. Space for dryer and fridge freezer. Double glazed door to the front. Built-in double cupboard.





INNER HALLWAY

with underfloor heating and rooms to

BEDROOM 1

13'0 x 12'9 (3.96m x 3.89m)
with underfloor heating and a double
glazed window. Loft access.

EN-SUITE SHOWER ROOM

with a three piece suite with a reclaimed
and built-in storage cupboard. Vinyl
flooring.





BEDROOM 2

13'0 x 12'0 (3.96m x 3.66m)
with underfloor heating and a double
glazed window.

BATHROOM

with a three piece suite with a
reclaimed and built-in storage
cupboard. Vinyl flooring.





OUTSIDE - ACCESS

Access is obtained by double gates from Shelford Road and lead onto the private and gravelled driveway. Plenty of parking and turning space enable room for visitors and both safe and easy access to and from the site.





The door to the far right of the property accesses the Pump Room with all of the pipes, thermostats and connectors of the air source heat pump... that provides both the hot water and the underfloor heating to all flooring areas throughout the 81 square metres (871 sq.ft.) of accommodation.

OUTSIDE - GARDENS

The gardens are mainly laid to lawn and bordered with mature hedging and shrubs with feature trees providing ample colour and texture. The privacy to the gardens is the main feature with plenty of sunshine flooding the area from dawn until dusk. The garden shed will be included within the sale.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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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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to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!