

FOR SALE

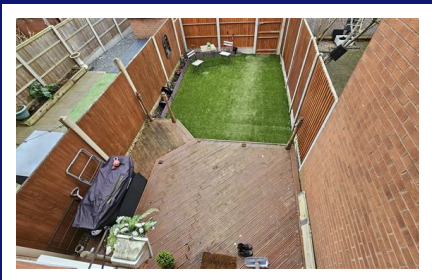
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**17 CROPTON GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8RX**

£205,000

17 CROPTON GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RX

Another opportunity to acquire one of these ever popular town houses, well situated within this pleasant cul-de-sac of similarly styled homes – perfect for first time buyers or investors seeking to rent out the property. You can walk in, put your furniture down and do nothing following a recent upgrading throughout. including the addition of LPG central heating, new doors, a new shower & bathroom, upgraded kitchen, new flooring, all of which will no doubt appeal to young professionals who prefer to spend their evenings and weekends out, rather than on general maintenance!

The stylish interior is tailor made for young professionals/first time buyers. It is tastefully presented in subtle colours which provides a light and airy contemporary feel.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports. 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.

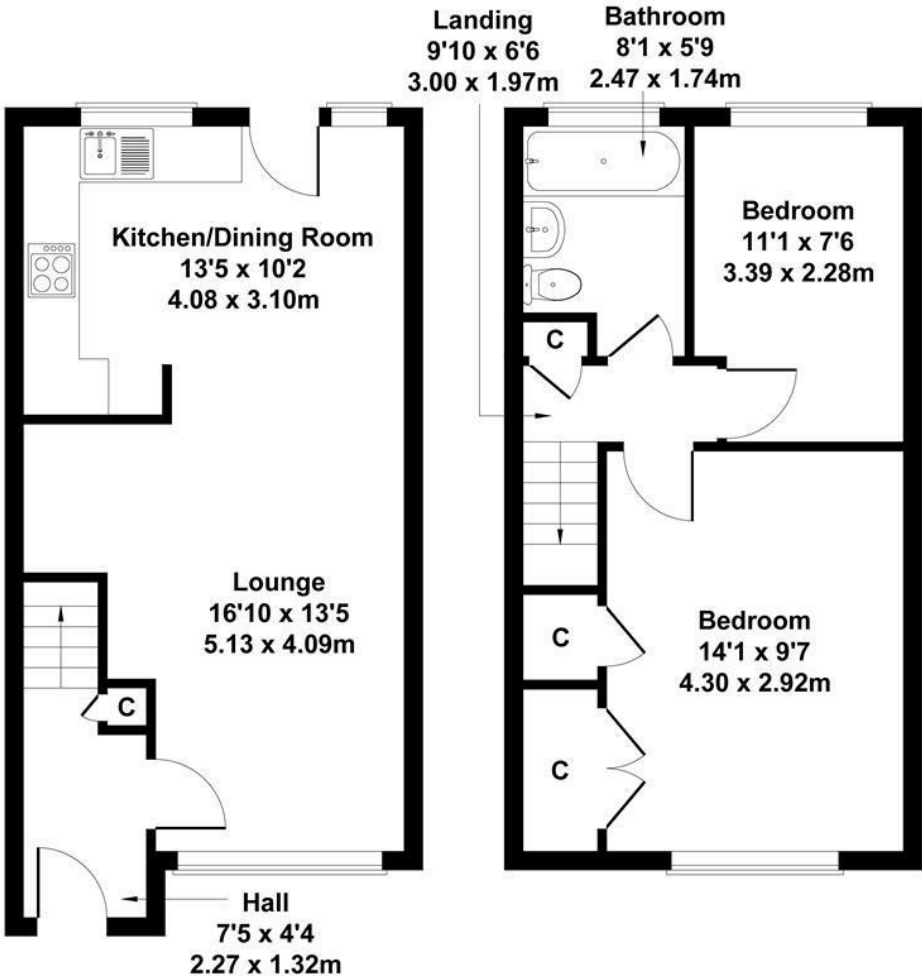
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham 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! So, if you are seeking an easily maintained home which provides tastefully appointed accommodation, in ready to move into condition, have no delay in viewing 17 Cropton Grove.

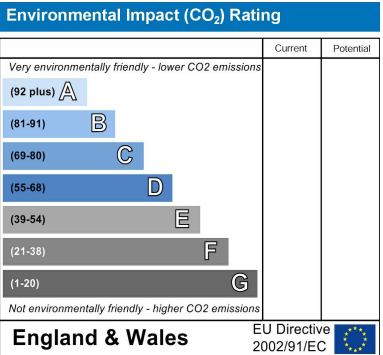
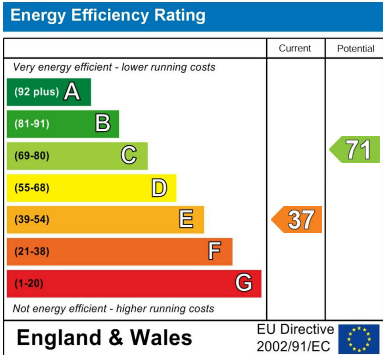


17 Cropton Grove, Bingham, NG13 8RX

Approximate Gross Internal Area
670 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Council Tax Band **B**

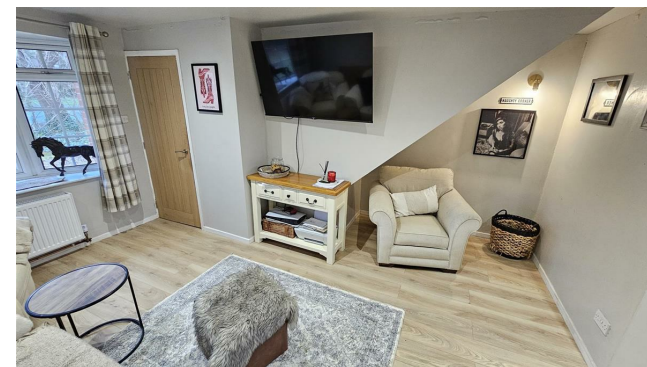
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Turn right into Thoresby Road. At the T junction turn left into Bowland Road. Turn left again into Cropton Grove and park within the cul-de-sac and the property will then be found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign which fronts onto Nottingham Road.

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



Double glazed entrance door through to the
HALLWAY
 with stairs to the first floor. Central heating
 radiator. Broom cupboard.

LOUNGE
 17'0 x 13'6 (5.18m x 4.11m)
 with double glazed bay window to the front and
 a new central heating radiator. Wood effect
 flooring, recessed lighting and wall light fittings.





DINING KITCHEN

13'6 x 10'2 (4.11m x 3.10m)
with U shaped work surface with drawers and cupboards under. New sink unit with swan-head mixer tap. Wall mounted cupboard units. Electric hob with electric oven under and extractor fan over. New central heating radiator. Integrated dishwasher and a continuation of the wood effect flooring. Double glazed windows overlooking the landscaped gardens and a double glazed door to the decking area.





LANDING

with airing cupboard. Access to the loft space.

BEDROOM 1

14'0 x 9'6 (4.27m x 2.90m)

with double glazed window to the front and a new central heating radiator. Built-in wardrobes over the stairs. Within the wardrobe is the LPG fired boiler serving the domestic hot water supply and central heating system. Wood effect flooring.

UPGRADED BATH & SHOWER ROOM

a beautiful room with a white four-piece suite comprising a double-ended bath with a stylish tap and handset shower, separate shower enclosure with both electric and mains fed showers, pedestal wash basin and low flush W.C., double glazed window and fitted blind. Chrome towel radiator.





BEDROOM 2

11'0 x 7'6 (3.35m x 2.29m)

with double glazed window to the rear and a new central heating radiator. Wood effect flooring.

OUTSIDE - FRONT

To the fore of the property is a gravelled area with inset shrubs and plants with a stepping stone pathway to the front door.

OUTSIDE - REAR

To the rear is a very easy to maintain garden with a decking area leading from the dining kitchen with a further artificial grassed lawn. A fully enclosed garden with a gate leading to the private parking space which is approached via Cropton Grove.



