

FOR SALE

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**27 ABBEY ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8EE**

£365,000

27 ABBEY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8EE

A great opportunity to purchase a well proportioned significantly extended detached family home which has been modernised throughout, including new doors and windows in September 2021, and is located in an excellent position within walking distance of the highly regarded Carnarvon School as well as the wealth of local amenities.

The accommodation comprises an initial entrance hall leading into a spacious L shaped main reception large enough to accommodate both living and dining areas, the kitchen has been extended to the rear elevation creating a breakfast area with access into the garden. There is also a useful utility room and ground floor shower room.

To the first floor there are four bedrooms, one having walk-in dressing room, there is also a modern bathroom. The property benefits from UPVC double glazing and gas central heating with upgraded boiler and occupies a pleasant plot with the frontage offering a good level of parking and integral garage, with established garden at the rear.

For those requiring easy access the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

There is very easy access into the Market Place of Bingham where you can enjoy 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.

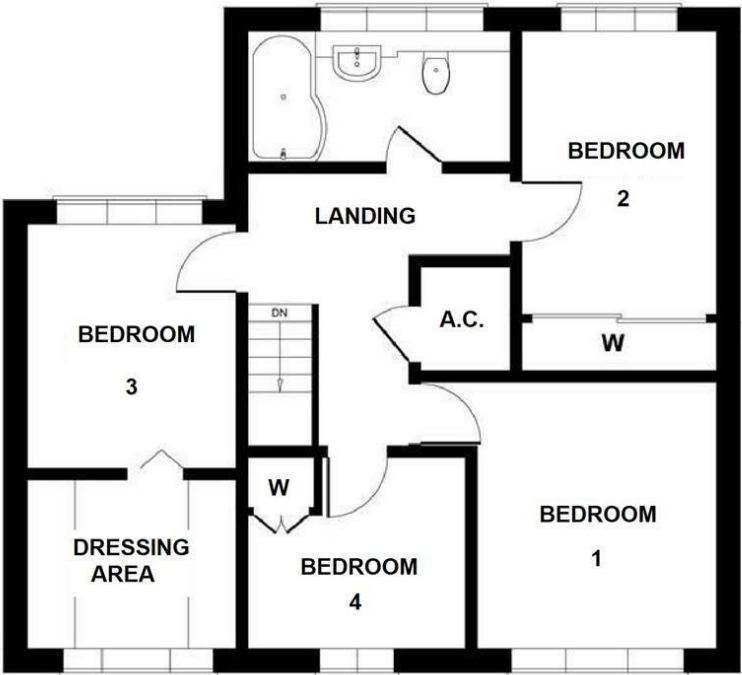
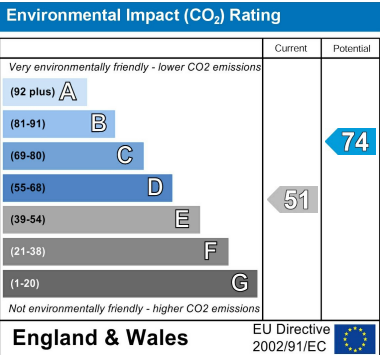
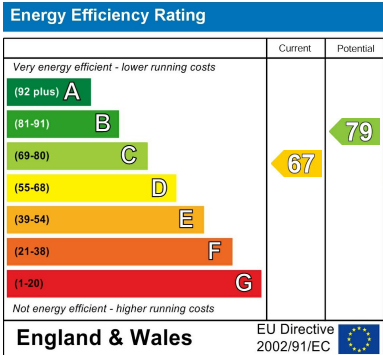
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.

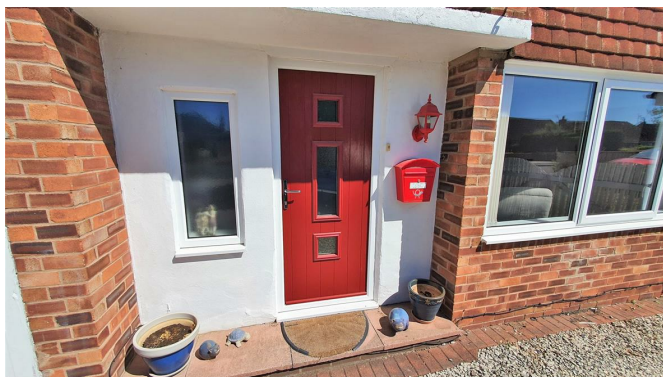


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane. Turn next right into Abbey Road where the property will then be found on the left hand side clearly denoted by the HAMMOND Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8EE

Council Tax Band **D**





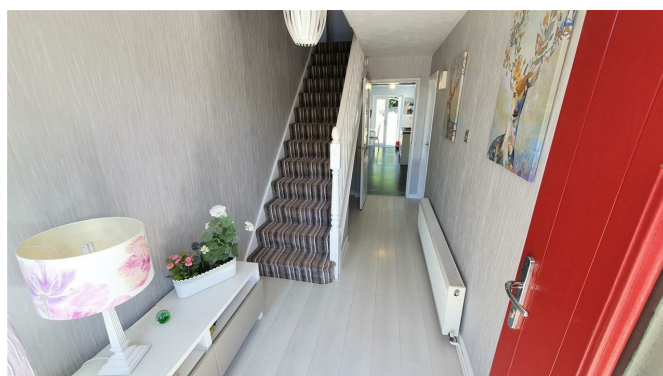
A double glazed and composite entrance door and side windows through to

RECEPTION HALL

with stairs to the first floor and light wood-effect laminate flooring. Central heating radiator.

DINING LOUNGE

25'6 x 12'6 (7.77m x 3.81m) with double glazed windows to both front and double glazed patio doors to the rear. Karndean flooring. Central heating radiators.





BREAKFAST KITCHEN

21'6 x 8'0 (6.55m x 2.44m)

A well proportioned space having been extended to the rear providing a breakfast area with UPVC double glazed window and double doors into the garden. With a generous range of wall, base and drawer units, laminate preparation surfaces with inset resin sink and drainer unit, tiled splashbacks.

Integrated appliances include Zanussi four ring gas hob with stainless steel and glass hood over, Zanussi double oven, integrated dishwasher, under counter fridge and freezer, glazed display cabinet, central heating radiator, inset downlighters to the ceiling, Karndean flooring and door to:





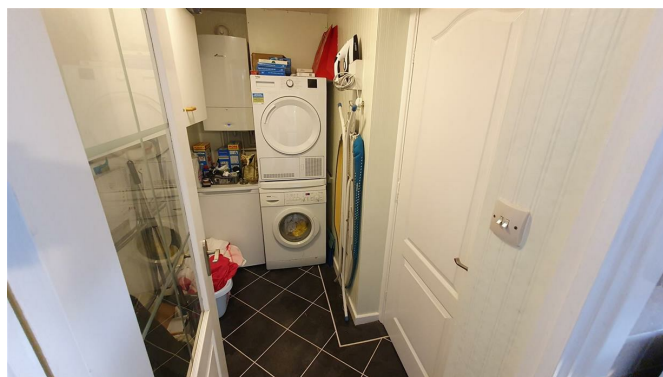
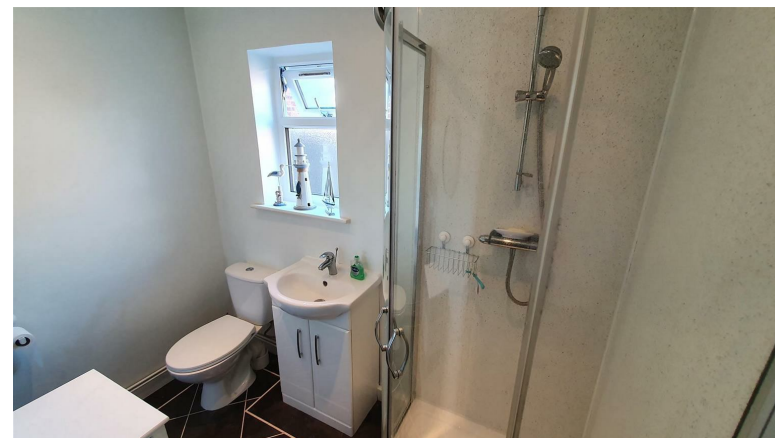
UTILITY ROOM

9'4 x 8'0 (2.84m x 2.44m)

with plumbing for a washing machine and space for further free standing appliances, wall mounted cupboards, Karndean flooring, Worcester Bosch gas central heating boiler, door to:

SHOWER ROOM

with a quadrant shower enclosure with sliding glass doors and wall mounted shower mixer, close coupled wc, vanity unit with inset wash basin, contemporary towel radiator, inset downlighters to the ceiling, UPVC double glazed window to the rear.





LANDING

Access to the loft space, airing cupboard and doors to

BEDROOM 1

13'2 x 11'0 (4.01m x 3.35m)
with double glazed window to the front and a central heating radiator.

BATHROOM

with a shower bath with glass screen and wall mounted shower mixer, vanity unit with low flush W.C. and inset wash basin, fully tiled walls, contemporary towel radiator, inset downlighters to the ceiling and UPVC double glazed window to the rear.





BEDROOM 2

10'0 x 10'0 (3.05m x 3.05m)
with double glazed window to the rear and a central heating radiator. Fitted wardrobes with sliding door fronts.

BEDROOM 4

9'0 x 8'0 (2.74m x 2.44m)
with double glazed window to the front and a central heating radiator. Built in cupboard.



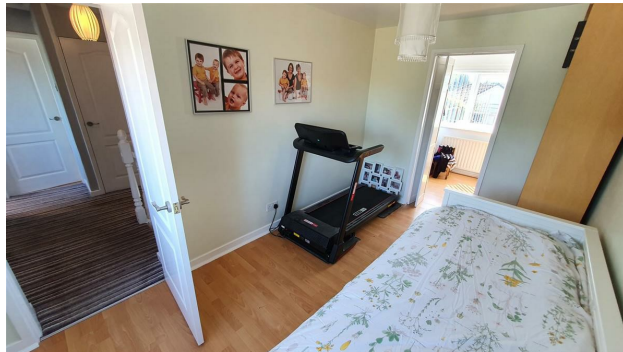


BEDROOM 3

14'0 x 7'0 (4.27m x 2.13m)
with double glazed window to the rear and
a central heating radiator. A bi-fold door
into the

DRESSING ROOM / HOME OFFICE

8'2 x 7'0 (2.49m x 2.13m)
with double glazed window to the front and
a central heating radiator.





OUTSIDE

The property is set back from the road behind a fenced frontage with generous stone chipping driveway and perimeter borders with established trees and shrubs. The driveway leads to the integral Garage with an up and over door. There is plenty of parking for all of the family cars!





The rear garden benefits from numerous seating areas with both paved and decked terraces, central lawn and well stocked perimeter borders with established trees and shrubs, vegetable garden and timber summerhouse, exterior lighting and a cold water tap.

