

**FOR SALE**

**01949 87 86 85**

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

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**23 STARNHILL WAY, BINGHAM,  
NOTTINGHAMSHIRE NG13 8ZT**

**£365,000**



## 23 STARNHILL WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8ZT

What a beautifully presented and stunning 4 bedroomed detached family home... built by Linden Homes to their very popular Sycamore design and nicely positioned towards the end of the development with a landscaped rear garden with purposely created sitting areas for enjoying morning coffee through to the last drops of Merlot at the end of an evening.

Please note the current owner currently pays a service charge of £120 half yearly for the maintenance of communal green areas.

Situated on the very popular Bluebells Development, close to all the local major road links, there are standard benefits from gas central heating and UPVC double glazing.

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.

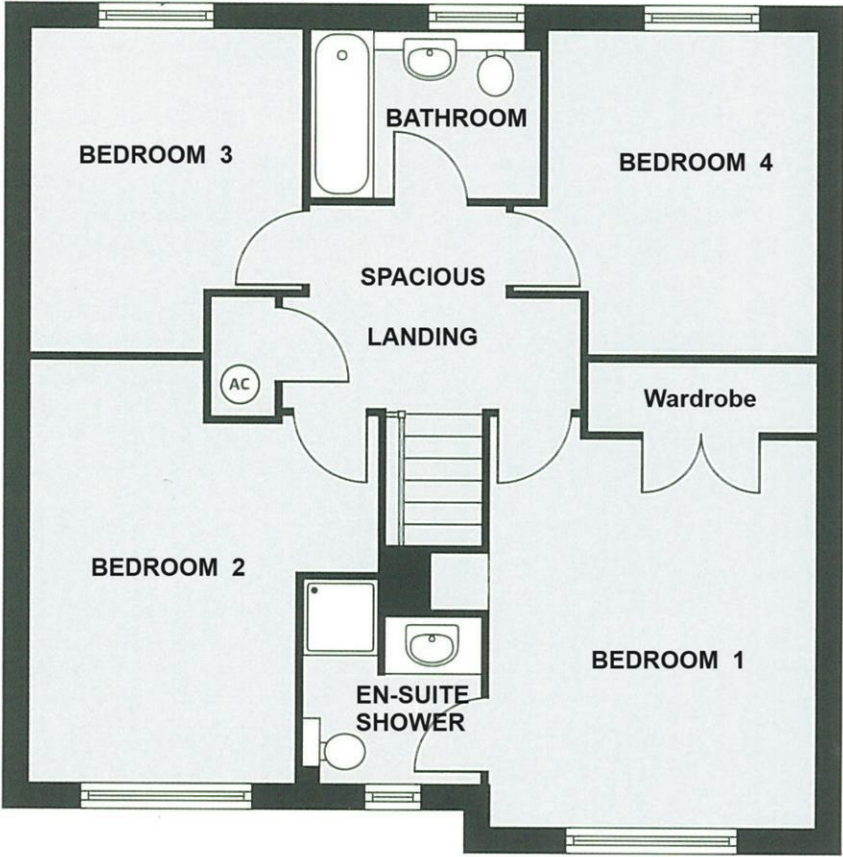
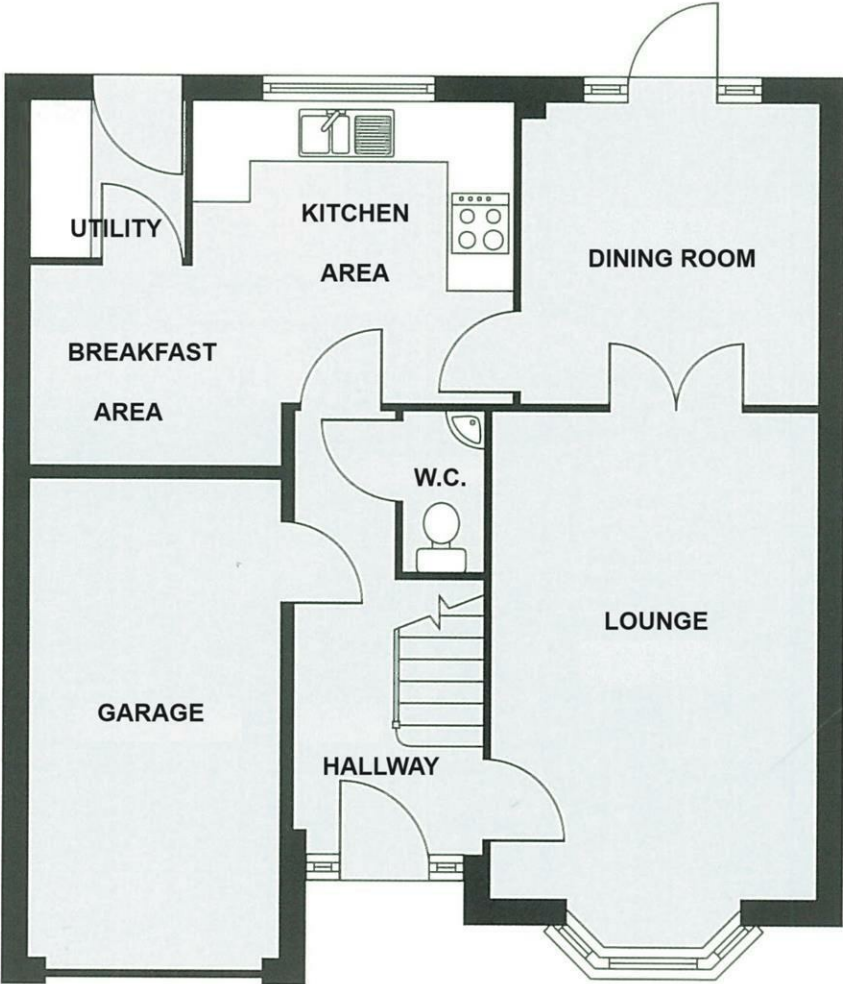
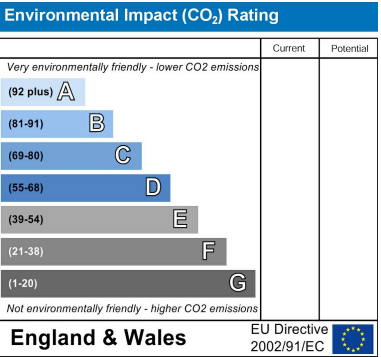
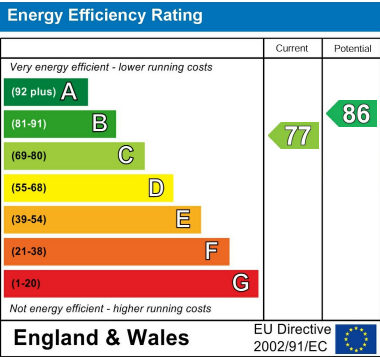
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn left into Starnhill Way and follow the road around to the right and then the left where the property will be then found on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

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



Council Tax Band **E**







Part glazed door into the hallway

**HALLWAY**

with a radiator and stairs rising to the first floor.

**LOUNGE**

16'3 x 10'9 (4.95m x 3.28m)

with a double glazed window to front elevation and a central heating radiator. Glazed double doors into the







### **DINING ROOM**

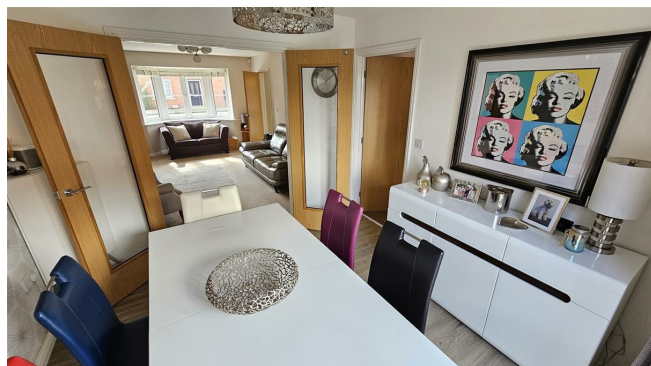
10'0 x 10'0 (3.05m x 3.05m)

with a double glazed window and door to the extended patio area of the landscaped rear garden and a central heating radiator.

### **BREAKFAST KITCHEN**

16'3 x 12'3 (4.95m x 3.73m)

with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Four ring gas hob with extractor hood over and Zanussi electric oven under. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Contemporary central heating radiator. Bamboo effect flooring. This area is open plan to the BREAKFAST AREA and leads to the





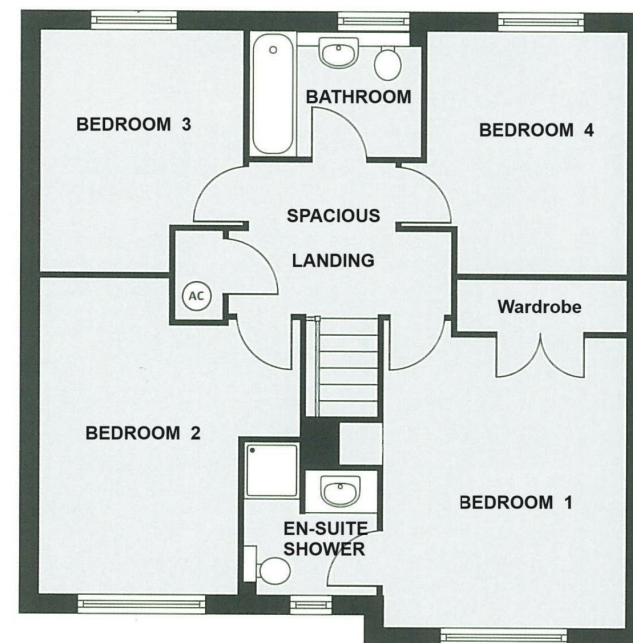
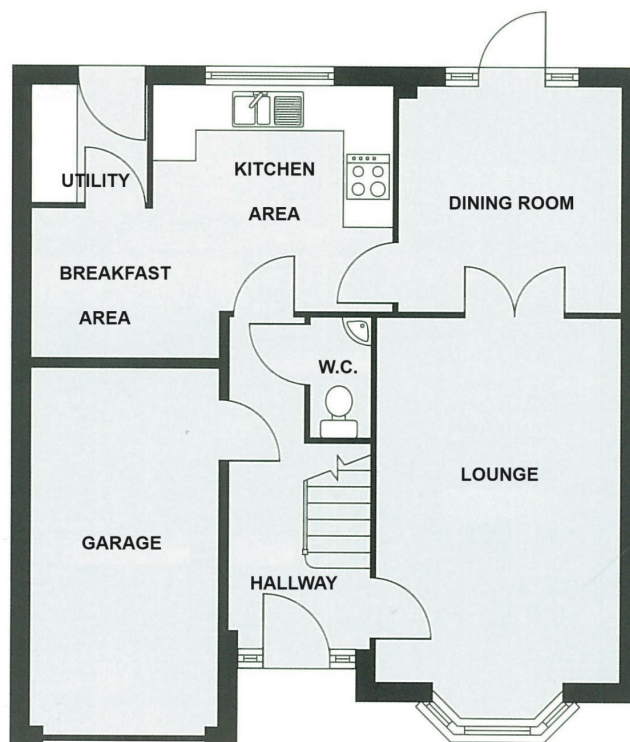
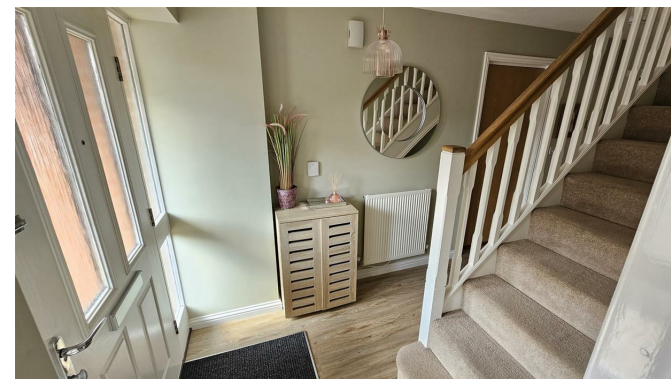


### **UTILITY ROOM**

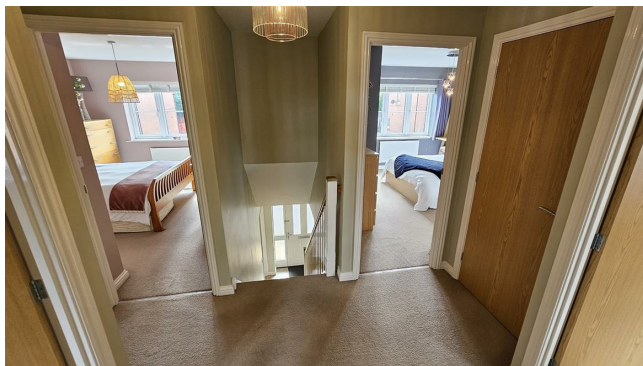
with ample wall and base units, central heating radiator, plumbing for a washing machine and space for a dryer or freezer, continuation of the tiled flooring and a double glazed door to the rear garden.

### **CLOAKROOM / W.C.**

Low level flush W.C, wash hand basin and central heating radiator.







### **LANDING**

with airing cupboard and loft access.

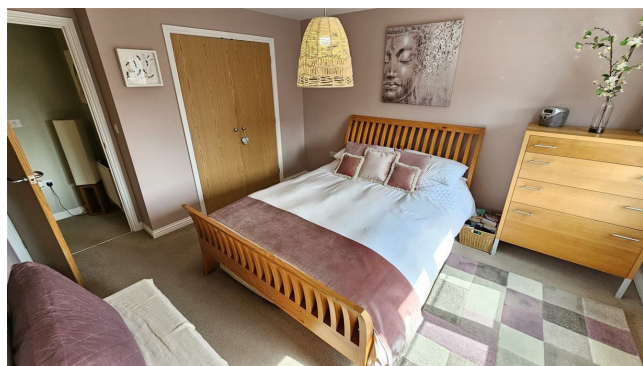
### **BEDROOM 1**

13'0 x 11'0 (3.96m x 3.35m)

with a double glazed window to the front, a central heating radiator and built-in wardrobes.

### **EN-SUITE SHOWER ROOM**

Double glazed window to the front elevation, low level flush W.C., wash hand basin, a shower cubicle and a towel radiator.





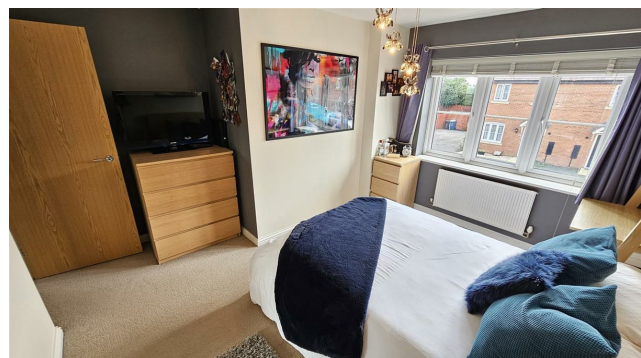


### **BEDROOM 2**

14'3 x 11'9 (4.34m x 3.58m)  
with a double glazed window to the front, a  
central heating radiator

### **FAMILY BATHROOM**

A fabulous room with a three piece suite  
comprising a panelled bath with shower  
over and screen, a low flush W.C and a  
wash hand basin. Double glazed window to  
rear elevation and central heating towel  
radiator.







### **BEDROOM 3**

10'9 x 9'3 (3.28m x 2.82m)  
with a double glazed window to the rear, a central heating radiator

### **BEDROOM 4**

10'9 x 9'0 (3.28m x 2.74m)  
with a double glazed window to the rear and a central heating radiator.







### **OUTSIDE - FRONT**

To the front of the property has been sensibly landscaped for both ease of maintenance and ease of use for a growing family with a full width driveway providing off road parking for three vehicles and leading to the GARAGE. Plenty of colour and texture has been created from plantings and mature shrubs to the side with dusk lighting helping to set a wonderful and welcoming atmosphere.







### **OUTSIDE - REAR**

There is side gated access to the enclosed, private and very sunny landscaped rear garden which has a lawn and seating areas in which to follow the sunshine. The clever landscaping has purposefully created plenty of sitting areas for enjoying both your morning coffee through to the last drops of Merlot as the sun sets in the distance.







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

