

FOR SALE

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**36 ABBEY ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8ED**

£365,000

“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

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ATTENTION....THIS IS NOT ONE TO BE MISSED!

**** STUNNING DETACHED CHALET HOME WITH SOUTHERLY FACING & PRIVATE GARDEN OVERLOOKING ADJOINING FIELDS
** COMPLETELY MODERNISED & REFURBISHED ** 3 DOUBLE BEDROOMS ** GROUND AND FIRST FLOOR WASHING FACILITIES ****

The property is likely to appeal to a wide audience including professional couples, young families but in the main would perfectly suit those looking to downsize requiring an immaculately presented and fully modernised home.

Internally the accommodation comprises entrance hallway, spacious lounge, separate dining room, conservatory overlooking the manicured rear garden, breakfast kitchen, main double bedroom and downstairs bath & shower room, with stairs from the hallway, a landing to the first floor with two further double bedrooms and a separate shower room.

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.

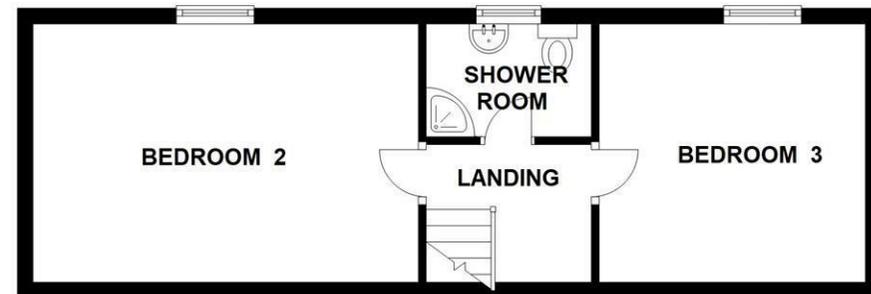
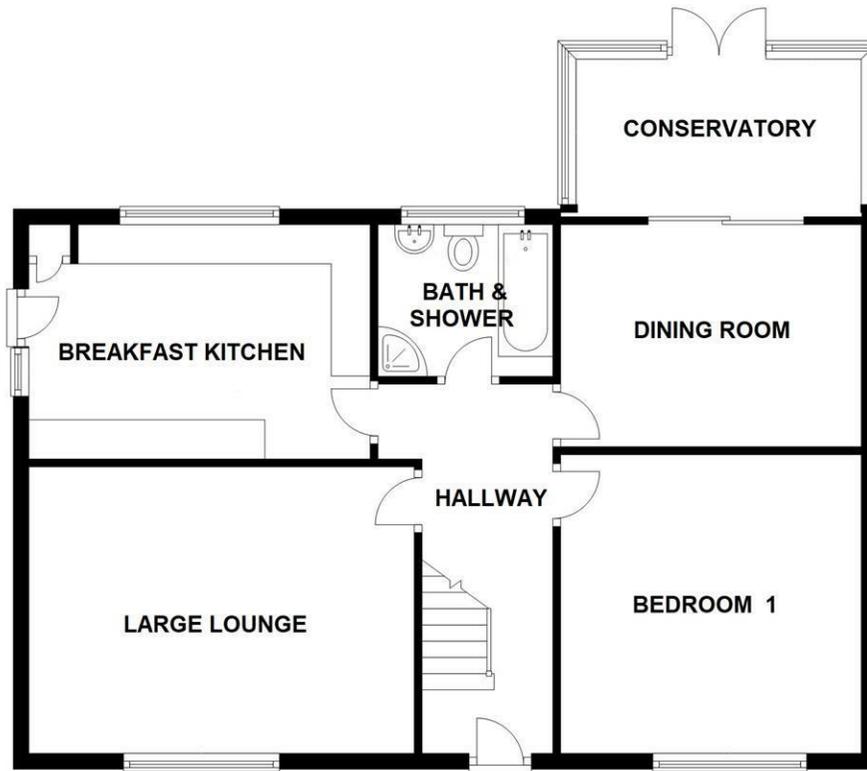
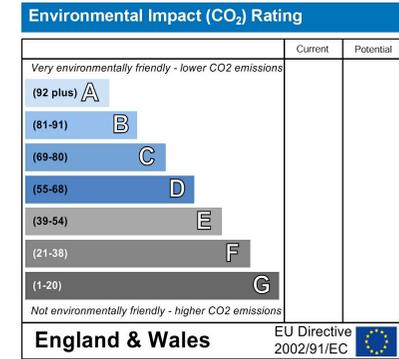
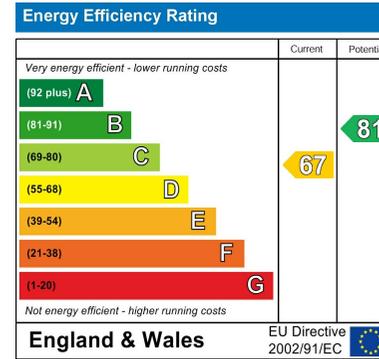


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Proceed along Long Acre East and follow the road round to the left into Cogley Lane. Pass the children's play ground on the right and turn next right into Abbey Road. This property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

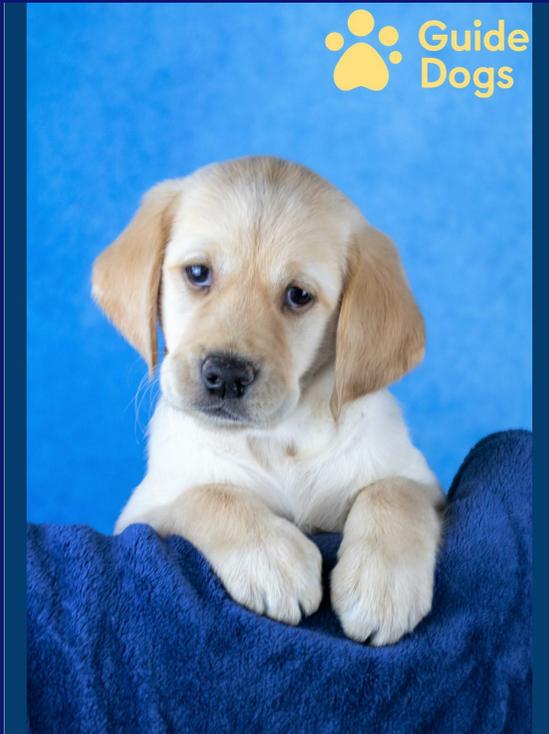
For Sat Nav use Post Code: NG13 8ED

Council Tax Band

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Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at




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Hammond Property Services Bingham



Follow us on Twitter

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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

sponsorship@hammondpropertyservices.com





Double glazed entrance door into the **HALLWAY** with stairs to the first floor, central heating radiator.

LARGE LOUNGE
16'3 x 12'2 (4.95m x 3.71m) with double glazed window to the front elevation. Central heating radiator. Period style fireplace with coal effect gas fire.





BREAKFAST KITCHEN

14'6 x 10'0 (4.42m x 3.05m)
with work surface with drawers and cupboards under. Plumbing for an automatic washing machine. Wall mounted cupboard units. Gas fired boiler serving the domestic hot water supply and central heating system. Double glazed window overlooking the fabulous rear garden. Further work surface with drawers and cupboards under. Further wall mounted cupboards. Complementary tiling. Double glazed door to the exterior.





DINING ROOM

12'8 x 11'6 (3.86m x 3.51m)
with double glazed patio door leading
into the Conservatory. Exposed timber
floorboards. Central heating radiator

CONSERVATORY

11'0 x 8'8 (3.35m x 2.64m)
with double glazed windows and double
glazed double doors opening into the
southerly facing and sunny garden.





BEDROOM 1

12'4 x 10'8 (3.76m x 3.25m)
plus the depth of the wardrobes, with a double glazed window to the front. Central heating radiator. Three sets of double wardrobes with overhead cupboards.

GROUND FLOOR BATHROOM

with suite comprising panelled bath, pedestal wash basin and low flush W.C. separate corner quadrant shower. Complementary tiling. Heated towel rail.



STAIRS TO FIRST FLOOR LANDING

from the hallway to the first floor...

BEDROOM 2

16'3 x 11'0 (4.95m x 3.35m)

average measurements (restricted height) with a double glazed window with views across the rear garden and adjoining field.

BEDROOM 3

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

average measurements (restricted height) with a double glazed window with views across the rear garden and adjoining field.

SHOWER ROOM

with corner shower, pedestal wash basin and low flush W.C. Central heating radiator. Double glazed window.





OUTSIDE

The property occupies a pleasant position within this well established residential road. It stands behind a lawned garden with colourful borders, an adjacent driveway providing ample car standing space and leading to the GARAGE. To the rear is...





OUTSIDE CONTINUED

... a further lawn and landscaped area which is southerly facing and an extremely private garden – perfect for those who enjoy al fresco dining during those balmy summer evenings; with a large area of lawn, well-stocked borders and secure fencing at the rear overlooking the extensive paddock area – often frequented by cattle looking over the mature hedging.... and a timber summer house completes the rear garden.





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!

