

FOR SALE

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**31 ST. MARYS ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8DX**

£425,000

31 ST. MARYS ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DX

This SPACIOUS light and bright home has been overhauled with quality throughout and incorporates a 20ft wide Family Kitchen / Diner, four bedrooms (three of which are generous doubles), a spacious luxury master bathroom and shower room together with a south facing rear garden with BBQ patio and large lawn area. Add-in a seven minute walk to Bingham Marketplace and the catchment area of Carnarvon School and this house has a fantastic offering for all.

An immaculate and much extended detached home occupying a pleasant position within a highly sought after development – perfect for young professionals/ executive couples with views across the southerly facing and sunny rear garden which has been landscaped to provide an extended attractive patio area in which to sit for those who enjoy al fresco dining during those balmy summer evenings.

The best 4 piece en-suite bath and shower room at this price range? You decide...

The new gas central heating system, the wiring, the double glazing throughout should put this to the top of any house hunter's list with NEW doors, NEW decor, NEW carpets, NEW central heating boiler and radiators.

The interior has been enhanced by the creation of the open plan dining kitchen arrangement that overlooks the sunny rear garden via the French doors

The considerable programme of works begins with its attractive contemporary porch with downlights, rendered facade and a composite entrance door leading into the entrance hall which, in turn, leads into a superb living/dining kitchen. The kitchen enjoys a generous range of units including a peninsular breakfast bar. The retention of the original lounge ensures the perfect haven for a quiet time away from the family... whilst they are gathered in the living/dining space which will undoubtedly become the heart of the home.

To the first floor are four bedrooms, three being generous doubles and a reconfigured en-suite bath & shower room and a further separate shower room

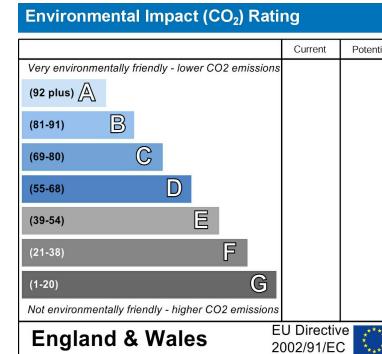
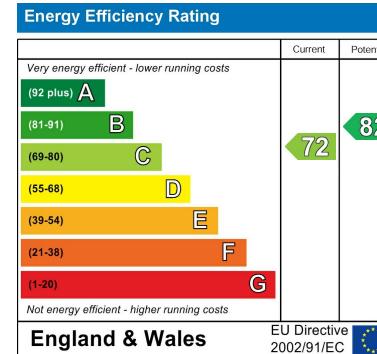


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right turn continue straight ahead remaining into Long Acre East. Turn immediately left into Fosters Lane. Bear left then right into Rutland Road. At the T junction turn right into St Mary's Road where the property will then be found after 200 yards on the right hand side; clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8DX

Council Tax Band

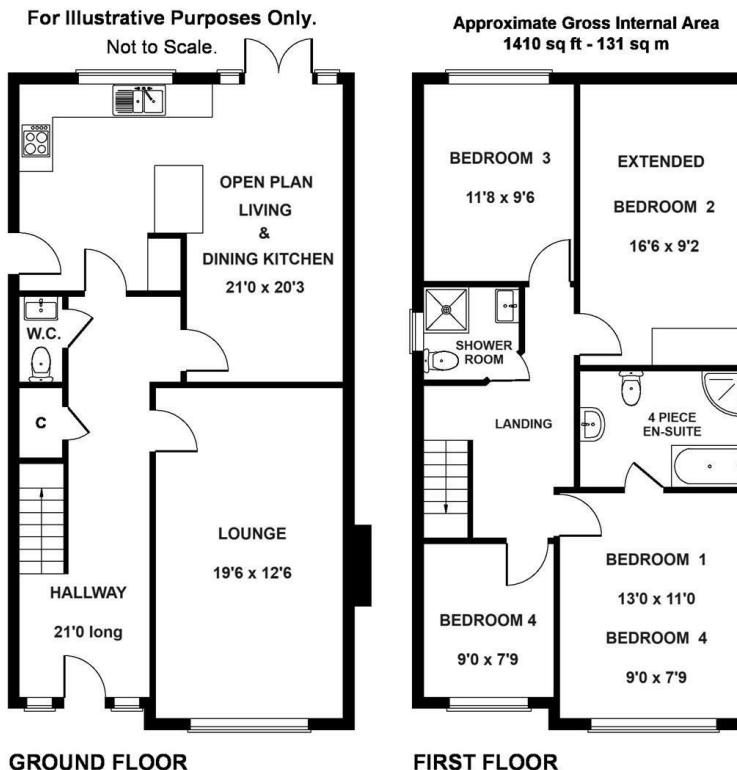
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To the fore of the property is a large area of block paved driveway providing ample and double width parking for numerous vehicles. Side access is via secure timber gates which lead to the rear lawned garden which is fully enclosed and with plenty of privacy.

Immediately to the rear of the property there is an extended area of patio area for those who enjoy al fresco dining during those summer evenings and there are French doors from the open plan living / dining kitchen to move the party indoors. The garden has been landscaped mainly to lawn with plenty of colour and texture from the numerous plantings and shrubs.

At the head of the garden is a DETACHED GARAGE with a separate personnel door at the rear with a further garden shed completing the accommodation.



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 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 local villages.



A composite and double glazed entrance door into the

RECEPTION HALL

21'0 x 6'2 (6.40m x 1.88m)

with carpeted flooring, central heating radiator, stairs to first floor, under-stairs storage cupboard and a multi paned panel door to Kitchen, and into the

LOUNGE

19'6 x 12'6 (5.94m x 3.81m)

UPVC double glazed window to the front, a central heating radiator, television point, feature inset fireplace with remote control gas fire.

OPEN PLAN LIVING & DINING KITCHEN

21'0 x 20'3 (6.40m x 6.17m)



**DINING AREA**

with a central heating radiator, Portuguese porcelain tiled floor and double glazed side window. The dining area leads to the

SITNG / LIVING AREA

with double glazed French doors leading onto the extended patio area of the southerly facing rear garden. A peninsular bar overlooks the cooking area.





KITCHEN AREA

Impressive fitted kitchen with spectacular views on to the garden. A range of Shaker style units with solid oak doors, including both wall and base units, stainless steel extractor canopy, deep sink and drainer with mixer tap over. Space for fridge and freezer, plumbing for dishwasher and washing machine, glazed window to the rear, multiglazed panel door to the hallway.

CLOAKROOM / W.C.

with a low flush W.C., wash basin and mosaic tiling.

LANDING

airing cupboard and a double glazed window to the side elevation.





BEDROOM 1

13'0 x 11'0 (3.96m x 3.35m)
with a central heating radiator and a UPVC double glazed window to the front, Built-in wardrobe with shelving and hanging as well as a concealed TV shelf.





EN-SUITE SHOWER & BATH ROOM

10'0 x 7'3 (3.05m x 2.21m)

with a four piece suite comprising corner shower enclosure with power shower handset, low flush W.C., built-in Calypso furniture with inset wash basin with cupboards under and to the side, a 1500mm Carron bath, a wall mounted shaver point and mirror, contemporary porcelain tiling, chrome towel ladder radiator. A double glazed window to the side and wood effect flooring. Dimmable satin chrome downlighting to the ceiling for the perfect ambience of relaxation.



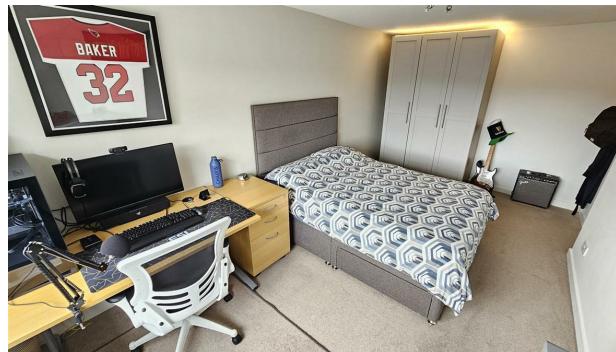


EXTENDED BEDROOM 2

16'6 x 9'3 (5.03m x 2.82m)
with a central heating radiator and a UPVC double glazed window to the rear. Built-in wardrobe with concealed LED lighting strip.

BEDROOM 3

11'8 x 9'6 (3.56m x 2.90m)
with a central heating radiator and a UPVC double glazed window to the rear. Fitted wardrobes.



**SHOWER ROOM**

with a three piece suite comprising corner shower enclosure with electric shower and handset, low flush W.C., pedestal wash basin, contemporary tiling, chrome towel ladder radiator. A double glazed window to the side and wood effect flooring.

BEDROOM 4 / HOME OFFICE

9'0 x 7'9 (2.74m x 2.36m)
with a central heating radiator and a UPVC double glazed window to the front.





OUTSIDE - FRONT

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OUTSIDE - REAR

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