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Property Services

FOR SALE

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8 COOPER CLOSE, CROPWELL BISHOP, NOTTINGHAM, NOTTINGHAMSHIRE NG12 3DL

£269,750

8 COOPER CLOSE, CROPWELL BISHOP, NOTTINGHAMSHIRE NG12 3DL

A family home to be proud of! Following a comprehensive scheme of upgrading and freshening up, this extended family home is located in the extremely popular village of Cropwell Bishop and features four bedrooms for the price of three... including an en-suite shower room to the ground floor bedroom.

The accommodation comprises an entrance hall, a main lounge, a dining area that is open plan to both the spacious kitchen and the extended utility area. Due to the creative and well-thought through conversion of the garage, there is now the additional ground floor bedroom and en-suite, whilst there are the usual three very well-proportioned bedrooms to the first floor and a family bathroom.

The front is landscaped for ease of maintenance and there is ample off-street parking for numerous vehicles. The landscaped rear garden consists numerous areas of relaxation and entertaining... whether from the hot tub area, the lounging area, the patio area, the raised lawn area, the gravelled seating area and the space for the garden shed. Fully enclosed with fencing and mature shrubs / trees providing both texture and colour.

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. As well as many walks along the canal or across the fields to award winning pubs in nearby villages, there is a village hall and amenities within the village including shops, pubs and regular bus service. The Primary School achieved a GOOD Ofsted rating in November 2022 - for all those looking at the Local Education Tables.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and estate, which holds a wonderful range of events throughout the year. The large village of Bottesford (six miles away) is well served with shops, a deli, Pubs, Doctors, a dentist, several sports clubs, a village library & a wine bar.

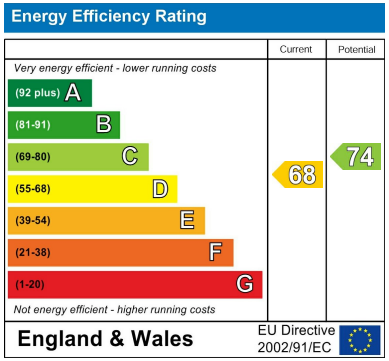


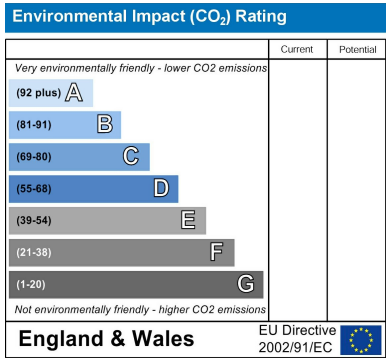


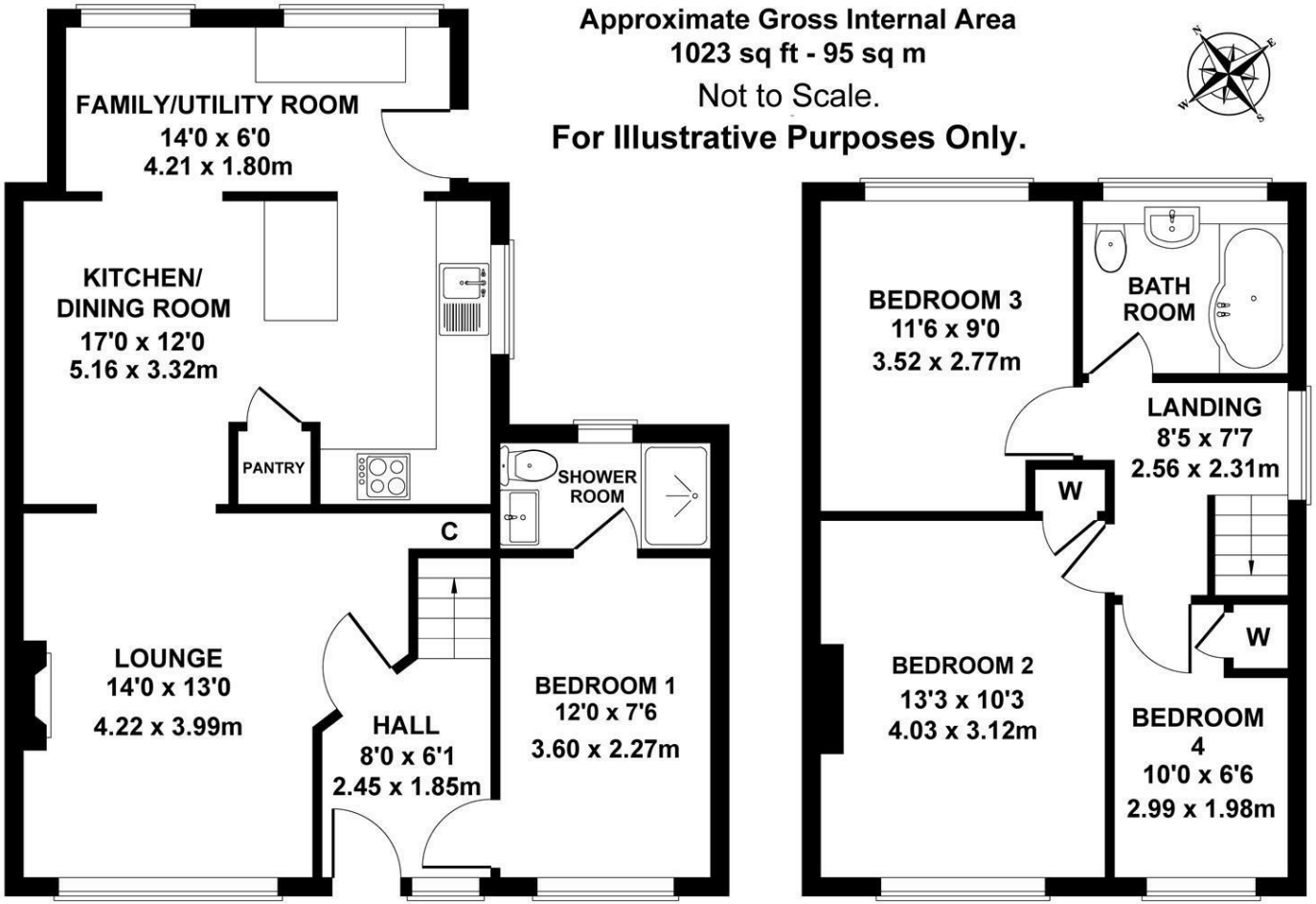
DIRECTIONAL NOTE From the A46/A52 crossroads at Saxondale Island, the property may be approached via the A46 southbound in the direction of Leicester. Take the left slip road as signposted for Cropwell Bishop & Cotgrave. At the traffic island, turn left as signposted Cropwell Bishop on Nottingham Road. Continue into the village and turn left on to Hoe View Road. Turn 4th right into Cooper Close where Number 8 will then be found on the left hand side, clearly denoted by the Hammond Poperty Services For Sale board.

For Sat Nav use Post Code; **NG12 3DL**

Council Tax Band **B**







BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

For more details, email **sponsorship@hammondpropertyservices.com**



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

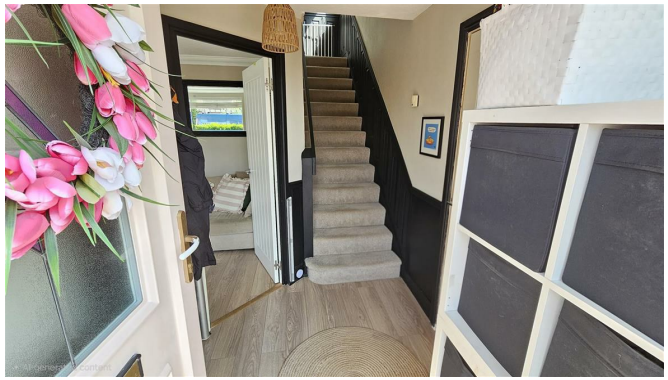
1st January 2026

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 suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Double glazed entrance door into the

HALLWAY
with a central heating radiator and wood effect flooring.

LOUNGE
14'0 x 13'0 (4.27m x 3.96m)
with a central heating radiator and a double glazed window to the front. Wood effect flooring. Feature fireplace.











OPEN PLAN DINING KITCHEN
17'0 x 12'0 (5.18m x 3.66m)

DINING AREA
with wood effect flooring. Stylish and vertical central heating radiator.











KITCHEN AREA

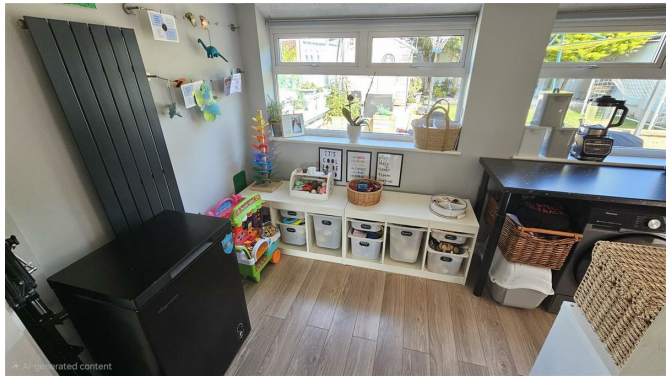
Four ring gas hob with electric oven under and extractor fan over. Base and wall units with a wood block surface over. Peninsular bar with space under for stools. Storage cupboard. Plumbing for dishwasher. Double glazed window to the side.



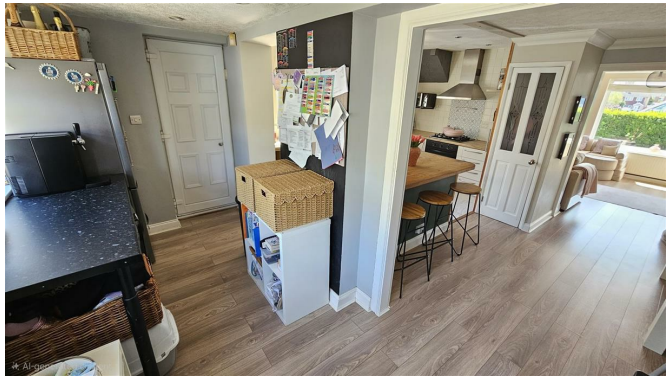
FAMILY / UTILITY AREA

14'0 x 6'0 (4.27m x 1.83m)

Stylish and vertical central heating radiator, double glazed windows overlooking the rear garden and wood effect flooring. Plumbing for washing machine. Space for fridge freezer. Upvc door to the courtyard area of the large garden.









BACK TO THE HALLWAY
A door leading from the hallway into the converted garage which is now...

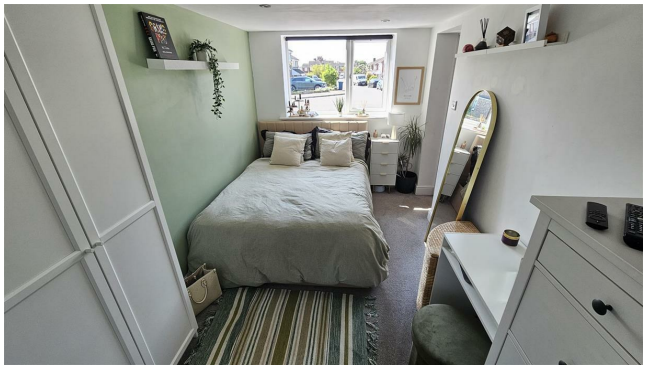
BEDROOM 1
12'0 x 7'6 (3.66m x 2.29m)
with a central heating radiator and a double glazed window to the front.

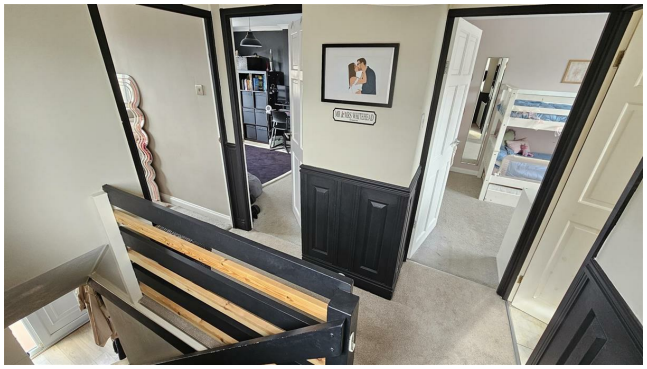
EN-SUITE SHOWER ROOM
with a white three piece suite comprising shower enclosure, low flush W.C, and wash basin. uPVC double glazed obscure glass window to the rear elevation, wall mounted stainless steel vertical heated towel rail.











FIRST FLOOR LANDING

BEDROOM 2
13'3 x 10'3 (4.04m x 3.12m)
with a central heating radiator and a double glazed window to the front.

BATHROOM
with a three piece suite comprising panelled bath with mixer tap and shower screen, low level W.C. with concealed cistern and a wash basin with cupboard under, uPVC double glazed obscure glass window to the rear elevation.











BEDROOM 3
11'6 x 9'0 (3.51m x 2.74m)
with a central heating radiator and a double glazed window to the rear.

BEDROOM 4
10'0 x 6'6 (3.05m x 1.98m)
with a central heating radiator and a double glazed window to the front. Built-in storage cupboard.

OUTSIDE - FRONT
With ample off street parking to the front on the full width driveway with gravel area and hedging to the front.











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OUTSIDE - REAR

The landscaped rear garden consists numerous areas of relaxation and entertaining... whether from the hot tub area, the lounging area, the patio area, the raised lawn area, the gravelled seating area and the space for the garden shed. Fully enclosed with fencing and mature shrubs / trees providing both texture and colour.













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