

**FOR SALE**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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**48 LONG ACRE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8AH**

**£325,000**



## 48 LONG ACRE, BINGHAM, NOTTINGHAMSHIRE NG13 8AH

Definitely one for the short list! This detached bungalow is ideal for those seeking a home that has been priced to enable you to stamp on it your own personality, quality and taste as it requires an overhaul in all departments.

The property is less than a three minute walk from the Bingham Market Place where there are a range of shops as well as numerous healthcare options and the Library. A regular bus service to Nottingham City Centre is available from the Market Place.

As many buyers are aware, bungalows in Bingham are at a real premium – particularly those so close to the Market Place. With this in mind, coupled with the realistic asking price due to the amount of upgrading required, we anticipate a high degree of interest. See it this week to avoid disappointment!

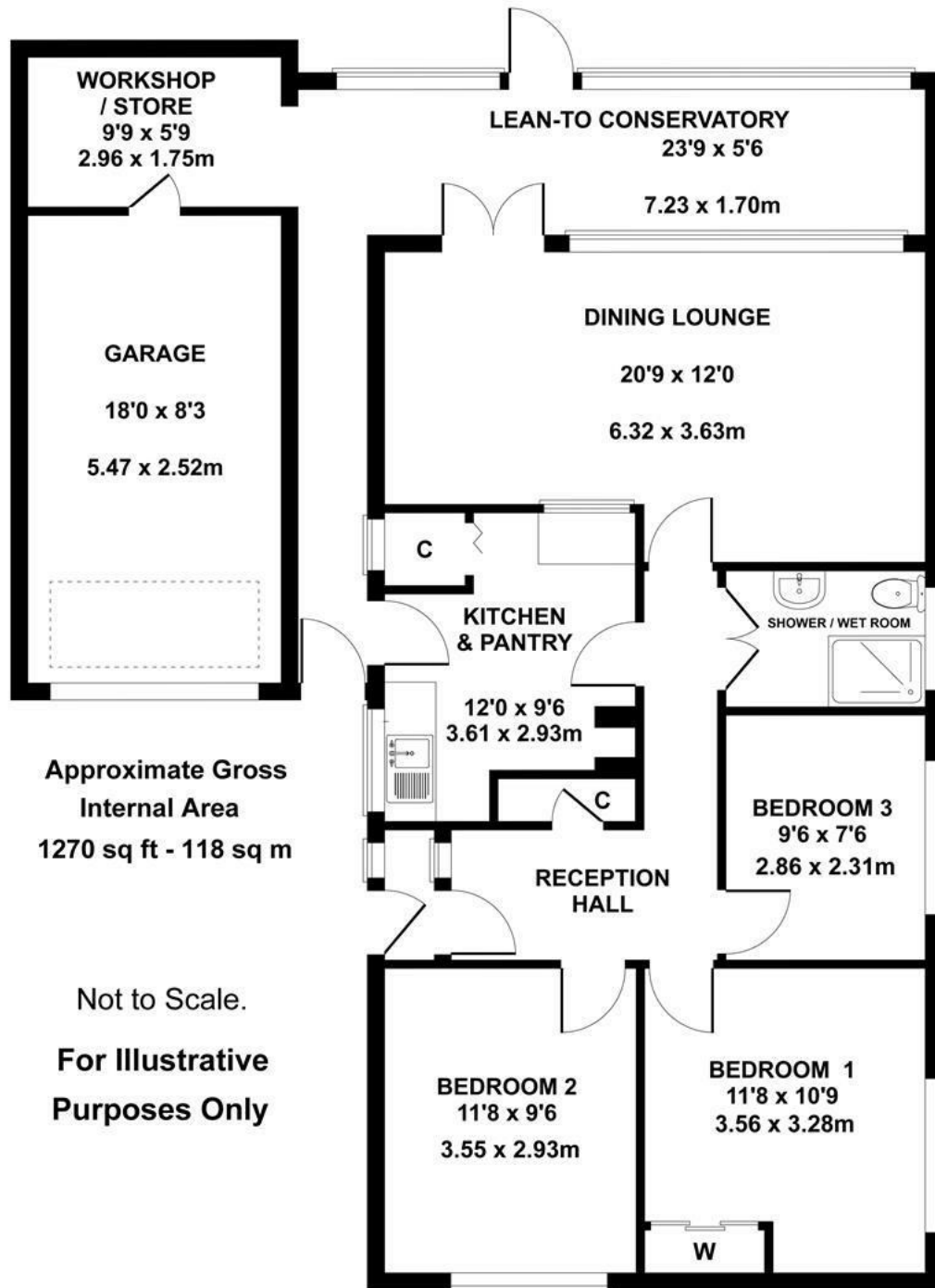
The property enjoys both a southerly facing and very private rear garden - perfect for those sun-worshippers amongst us who enjoy al fresco entertaining with family and friends during those balmy summer evenings.

With 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 and an outdoor market held every Thursday. There is also a medical centre, pharmacies, dentists, recently opened £14 million pound 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.

To enable a speedy purchase, the property is offered to the market with the benefit of NO CHAIN.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band

D

**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre and passing the Fire Station on your right, turn immediately into the driveway and bear left to the private drive for Number 48; clearly denoted by our Hammond Property Services For Sale board.

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



**Hammond**  
Property Services

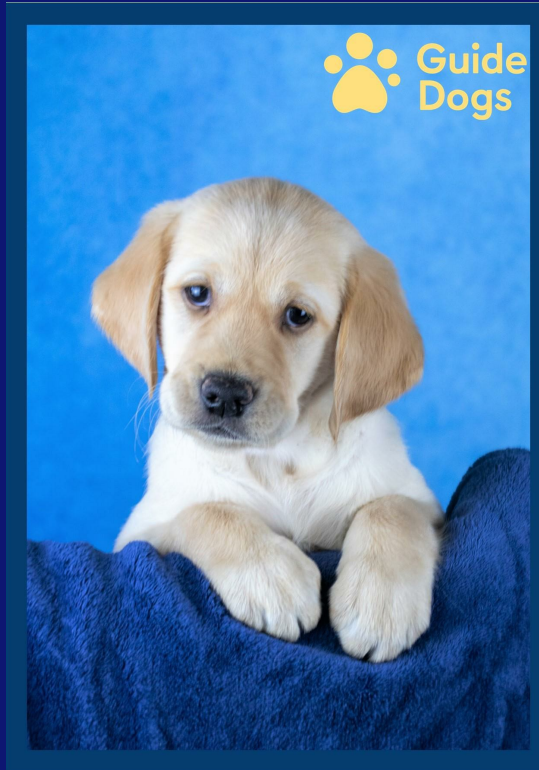
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Meet 'Pearl'



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

See all our properties at  
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Services Bingham



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

## 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

**childline**

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childline.org.uk | 0800 1111



**B.H.T.A.**  
BINGHAM HERITAGE  
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**football in the community**



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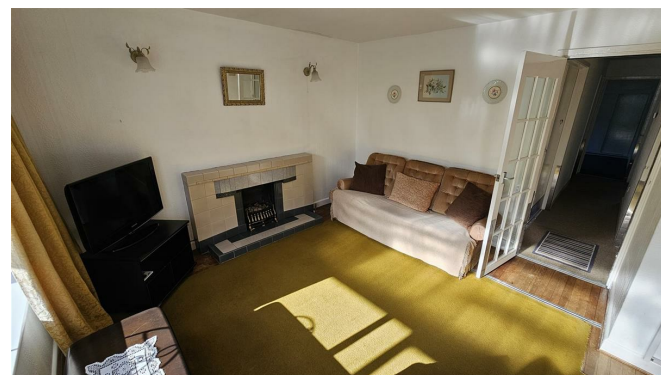
Glazed entrance door to the left hand side into the

**DOUBLE GLAZED PORCH**

covered area that leads to the entrance door

**OPEN PLAN DINING LOUNGE**

20'9 x 12'0 (6.32m x 3.66m)  
with original oak flooring. Windows overlooking the southerly facing rear garden and glazed double doors leading into the lean-to conservatory. A contemporary feature fireplace. Central heating radiator and two wall light points.







**LEAN-TO TIMBER CONSERVATORY**

23'9 x 5'6 (7.24m x 1.68m)  
with glazed door leading into the southerly facing rear garden. There is access to the workshop area to the rear of the garage.







### **KITCHEN**

12'0 x 9'6 (3.66m x 2.90m)  
with many original features and charm whilst  
ready for the well-planned overhaul.  
Entrance door and window to the side  
elevation. Recently installed wall mounted  
Ideal gas fired combi-boiler.







### **'L' SHAPED HALLWAY**

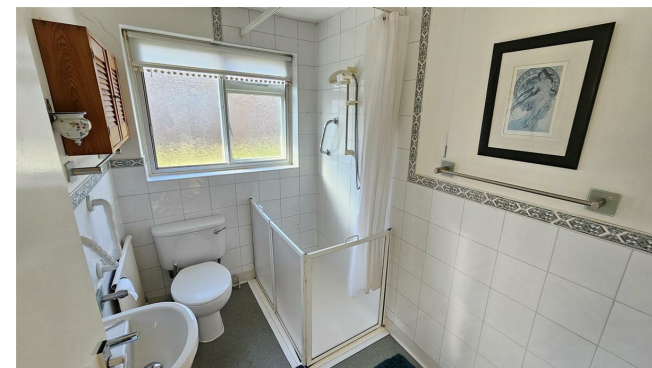
Accessed from the left hand side of the Bungalow, with a central heating radiator and providing access to the two bedrooms and shower room.

### **BEDROOM 1**

11'8 x 10'9 (3.56m x 3.28m)  
with a window and secondary glazing to the side and a central heating radiator.

### **SHOWER WET-ROOM**

9'6 x 7'6 (2.90m x 2.29m)  
with a three piece suite comprising a shower area, wash basin and a low flush W.C. Secondary glazed window and a central heating radiator.







### **BEDROOM 2**

11'8 x 9'6 (3.56m x 2.90m)  
with a window and secondary glazing to the side and a central heating radiator. Built-in wardrobes.

### **BEDROOM 3**

9'6 x 7'6 (2.90m x 2.29m)  
with a window and secondary glazing to the side and a central heating radiator.







### **OUTSIDE - TO THE FRONT**

The property stands well back from the road behind a low hedge. To the front is a large gravelled area for parking that leads to an adjacent driveway and allowing access to the GARAGE (18'0 x 8'3) and a gate leads through to the rear workshop / store area (9'9 x 5'9) of the GARAGE and to the lean to conservatory.







### **OUTSIDE - TO THE REAR**

To the rear of the property is a patio area for those who enjoy al fresco dining during those balmy summer evenings. The lawned and extensive garden is bordered by mature shrubs and hedging that ensure plenty of privacy.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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