

FOR SALE

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**26 JOHNSON ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 7AH**

£419,950

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Hammond Property Services are delighted to welcome to the market this beautifully presented four bedroom detached David Wilson home, (built to the very popular Cornell Design and completed in only 2021) on the much sought after Development of Romans' Quarter in Bingham - with a wealth of quality upgrades to catch your eye... totalling around £7,500! Amtico flooring in the open plan Kitchen, Dining areas and Utility Room, Electrolux Induction Hob, Double Oven, Larder Unit, Additional Lighting, Upgraded Worktops, fitted Roman Blinds, upgraded carpeting throughout.

In addition, outdoor sockets and lighting have been thoughtfully fitted, Virgin Media is connected and there is a shower fitted over the main family bath... and a fitted light has been wired to the loft area... all little extras that make a huge difference to your day to day lifestyle and enjoyment of this family home.

A comprehensive and well thought out Detailed Landscaping of the rear garden includes Railway Sleeper raised beds, a manicured lawn and Rustique Porcelain pathways leading to the different patio areas which either catch the morning sunshine for the first coffee of the day... or the BBQ and seating area from which to enjoy the last drops of Merlot as the sun slowly disappears.

This delightful home has a very traditional look, with a large open-plan kitchen with spacious dining and family area; designed for modern living. There is also a light and bright lounge with a delightful bay window. To the first floor there are four bedrooms, three being doubles and the master with en-suite and a family bathroom (with shower over!).

There is a side driveway for 3 vehicles that lead in turn to the DETACHED GARAGE with both power and light.



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! 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.

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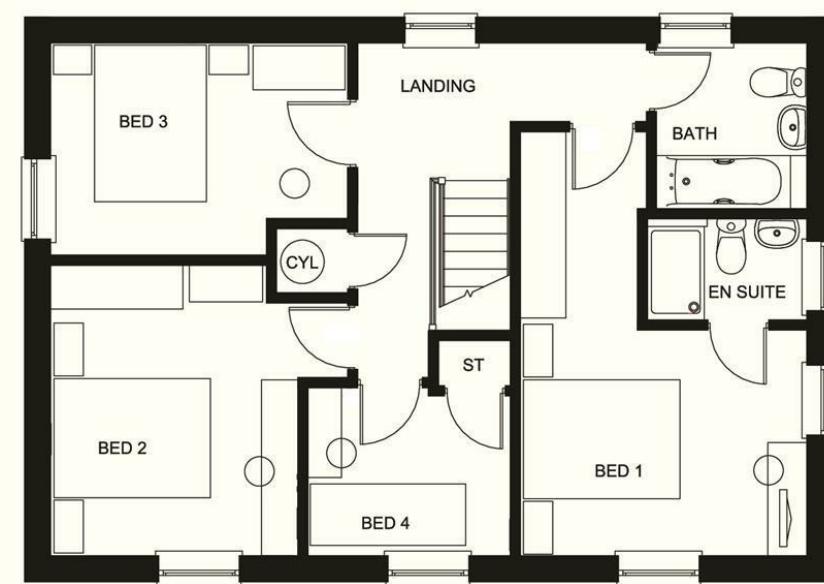
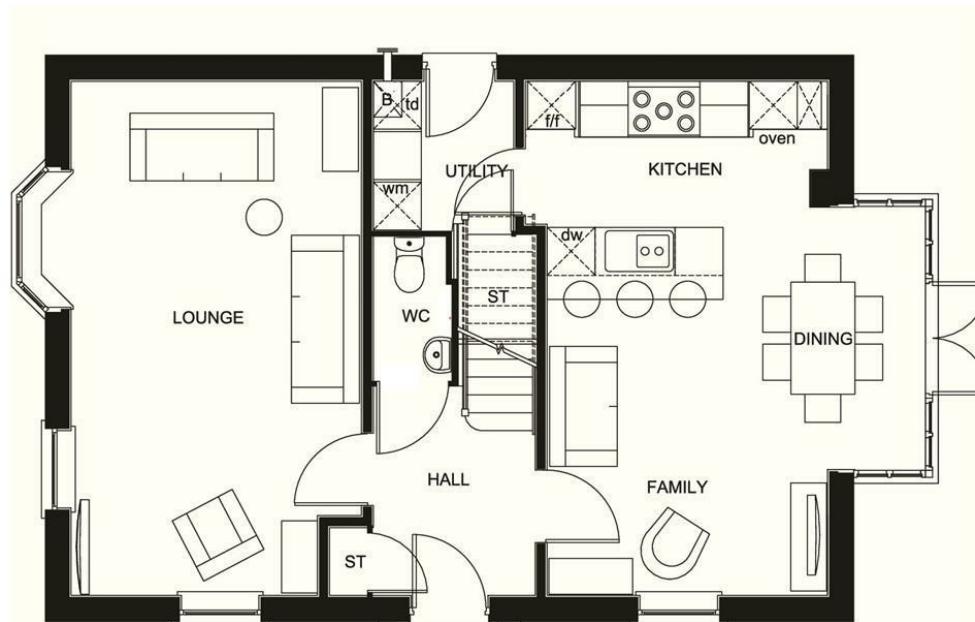
For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(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		

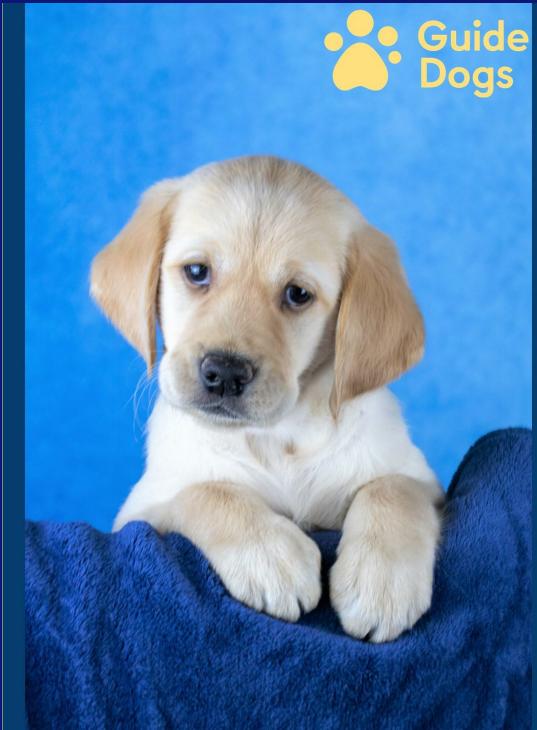
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band

E



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
OnTheMarket.com



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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





Entrance door leads through to

ENTRANCE HALLWAY

Stairs rising to the first floor, central heating radiator, useful cloaks cupboard and doors leading through to:

OPEN PLAN FAMILY & DINING AREA

21'0 x 16'6 (6.40m x 5.03m)

with Amtico flooring a double glazed window the front elevation and full width windows and double doors overlooking the landscaped and very private rear garden.





KITCHEN AREA

with upgraded work surfaces to with drawers and cupboards under. Wall mounted cupboard units with under lighting. Electrolux induction hob with extractor hood over and separate double electric ovens. Deep pan drawers. Integrated fridge and freezer. Integrated dishwasher. Stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Contemporary central heating radiator. Amtico flooring.



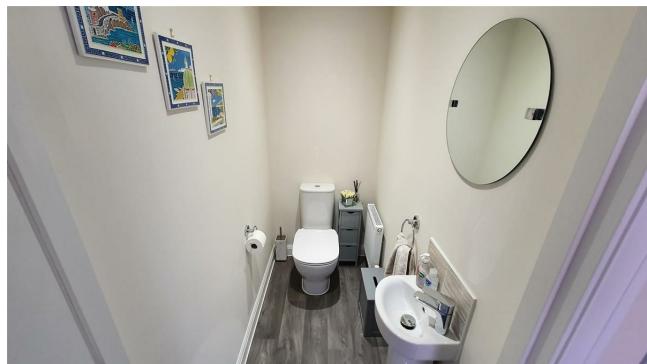
UTILITY ROOM

6'0 x 5'9 (1.83m x 1.75m)

Fitted with a range of wall and base units and a double glazed door to rear driveway area. Plumbing for washing machine and dryer. Amtico flooring.

DOWNSTAIRS W.C.

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





LOUNGE

21'0 x 13'3 (6.40m x 4.04m)
Two double glazed windows to the side and front aspect and double glazed bay window to side aspect and a central heating radiator.





FIRST FLOOR LANDING

Doors leading through to;

BEDROOM ONE

17'9 x 11'9 (5.41m x 3.58m)

Double aspects double glazed windows to front and side elevation, central heating radiator and door to En-suite shower.

EN-SUITE SHOWER ROOM

Large double shower, low level flush W.C, wash hand basin and double glazed window to side elevation.



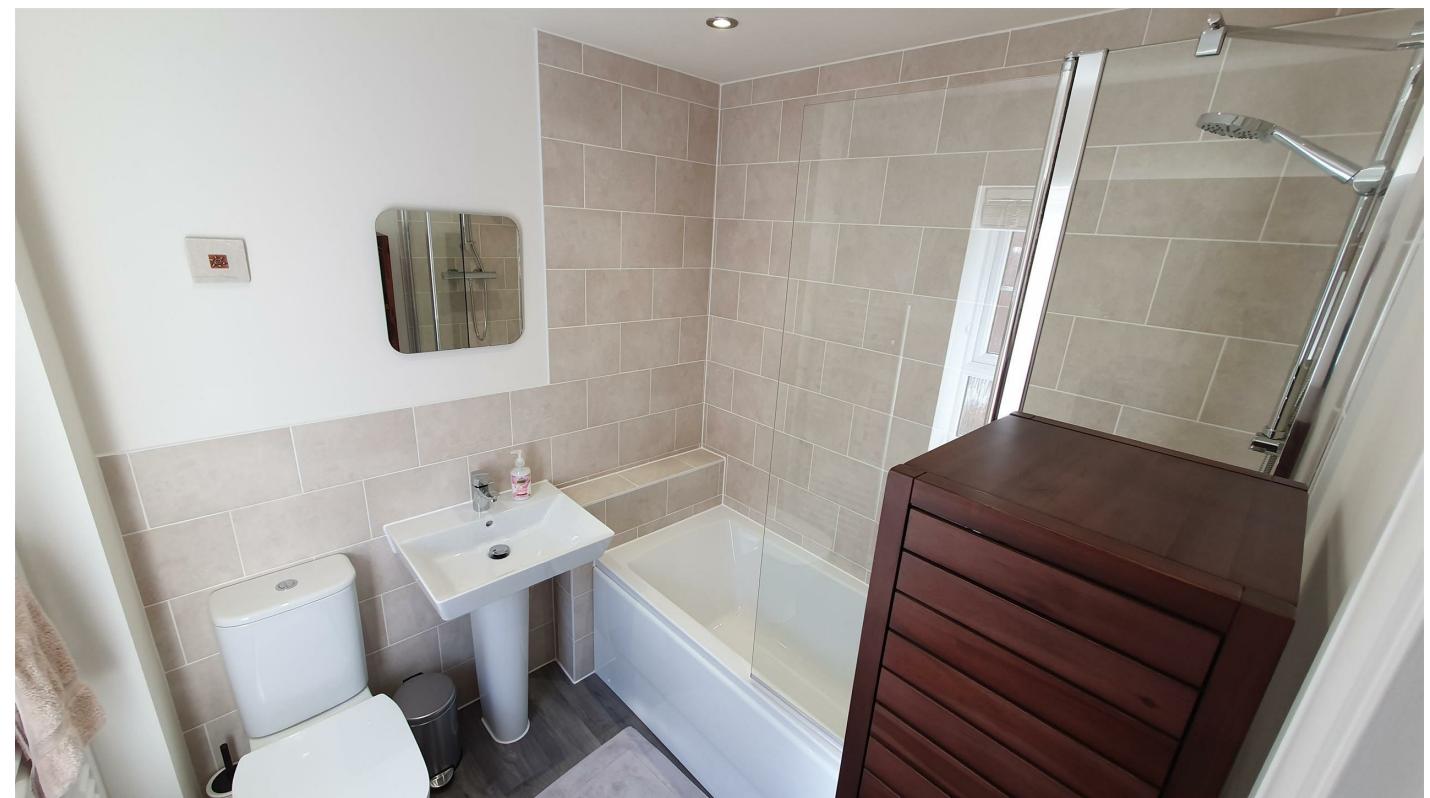
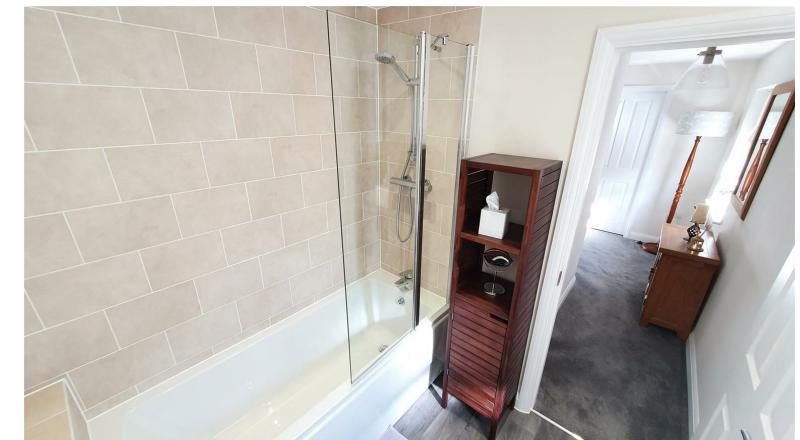


BEDROOM TWO

12'3 x 12'0 (3.73m x 3.66m)
Double glazed window to front elevation and central heating radiator.

FAMILY BATHROOM

Fitted with panel bath with shower over and screen, wash hand basin, low level flush W.C, double glazed window to rear elevation and central heating radiator, Recessed lighting.





BEDROOM THREE

12'3 x 8'9 (3.73m x 2.67m)

Double glazed window to side elevation and central heating radiator.

BEDROOM FOUR

8'6 x 7'0 (2.59m x 2.13m)

Double glazed window to front elevation and central heating radiator. Useful built-in cupboard / wardrobe.



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OUTSIDE

To the side of the property is long driveway providing off street parking for three vehicles and leading to the DETACHED GARAGE (with sockets, light and a car charger) with gated access to the rear garden. In addition, outdoor lighting has been thoughtfully fitted. To the rear of the GARAGE is a further area of paving... ideal for clothes drying or for the addition of a garden shed.



LANDSCAPED REAR GARDEN

A comprehensive and well thought out Detailed Landscaping of the rear garden includes Railway Sleeper raised beds, a manicured lawn and Rustique Porcelain pathways leading to the different patio areas which either catch the morning sunshine for the first coffee of the day... or the BBQ and seating area from which to enjoy the last drops of Merlot as the sun slowly disappears. this is perfect for those who enjoy private al fresco dining during those balmy summer months.

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!

