

FOR SALE

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**33 HIGH STREET, BOTTESFORD,
LEICESTERSHIRE NG13 0AA**

£260,000

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Do Not Judge A Book By Its Cover!!!

The most deceptive property we have brought to the market this year... with a fantastic pitched roof extension to the rear that creates an open plan contemporary living / dining / kitchen area with bi-fold doors into the rear garden. In addition, the accommodation comprises a ground floor cloakroom & separate utility room, 3 bedrooms to the first floor, a superb contemporary bathroom and a very low maintenance and southerly facing rear garden. In addition, there are 2 allocated parking spaces at the rear of the property accessed from Hoopers Close.

The unassuming modern facade hides an unexpected gem of a home which over recent years has seen a dramatic transformation benefitting from a pitched roof, brick and tiled single storey extension to the rear with high vaulted ceiling and bi-fold doors flooding with light what is now a beautifully appointed breakfast kitchen open plan to a large sitting room, which combined provides a stunning contemporary space perfect for everyday living. This links into the thoughtfully landscaped and easily maintained garden with an initial raised deck, artificial lawn, raised borders and summer house all of which benefits from a southerly aspect creating a wonderful outdoor haven.

This one is available with the benefit of NO CHAIN which will enable a speedy purchase... you could be in for Christmas!

In addition the property benefits from UPVC double glazing and gas central heating, and has relatively neutral decoration throughout and would be perfect for a wide range of prospective purchasers including young families making use of the local schools, and also single or professional couples, and those downsizing from larger dwellings looking for a well-maintained low maintenance home within walking distance to local shops and amenities.



DIRECTIONAL NOTE On leaving our agents office in Bingham proceed out along the A52 to Grantham passing straight on through Elton. Take the first sign posted exit on the left to Bottesford and continue into the village along Nottingham Road that becomes High Road. As you pass the cross roads of Barkestone Lane & Albert Street, the property is situated on the right hand side, almost opposite the Village Convenience Store. The two allocated parking spaces at the rear of the property are approached off Barkestone Lane and by then turning left into Hoopers Close and following the road around to the left.

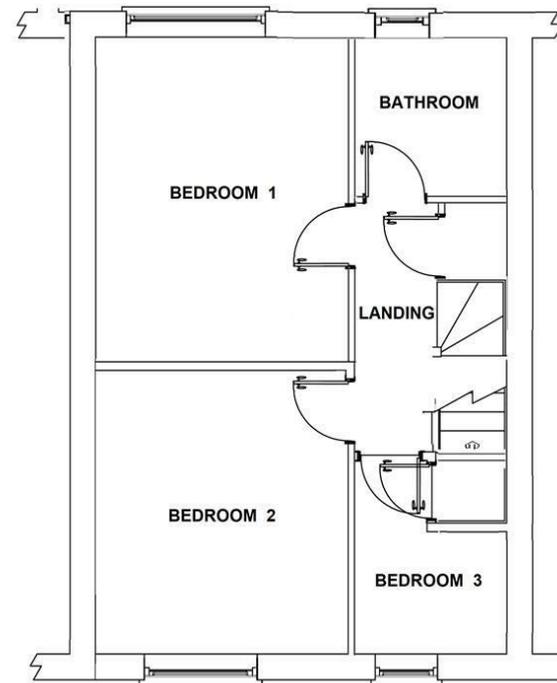
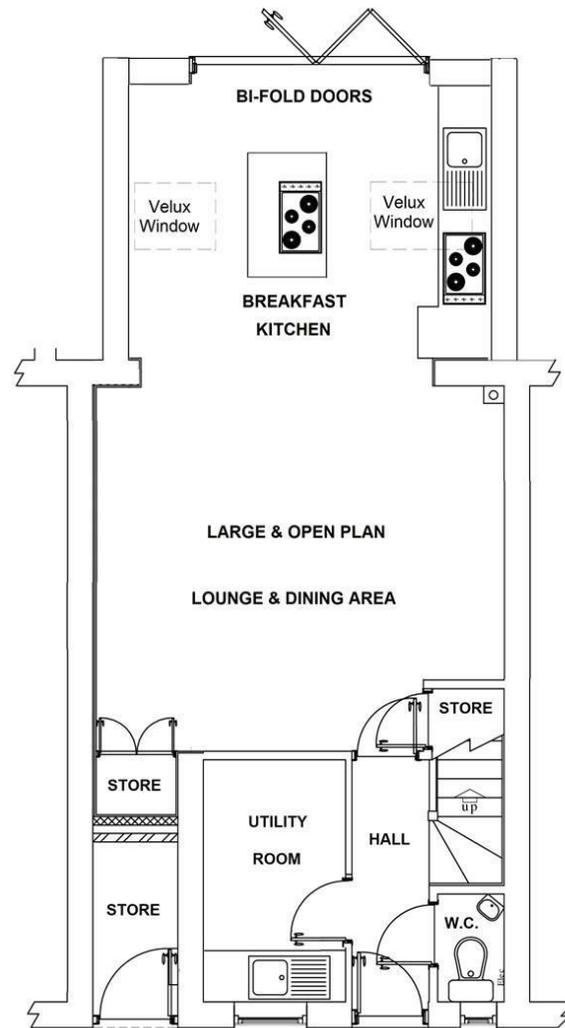
For Sat Nav use Post Code: NG13 0AA

Council Tax Band

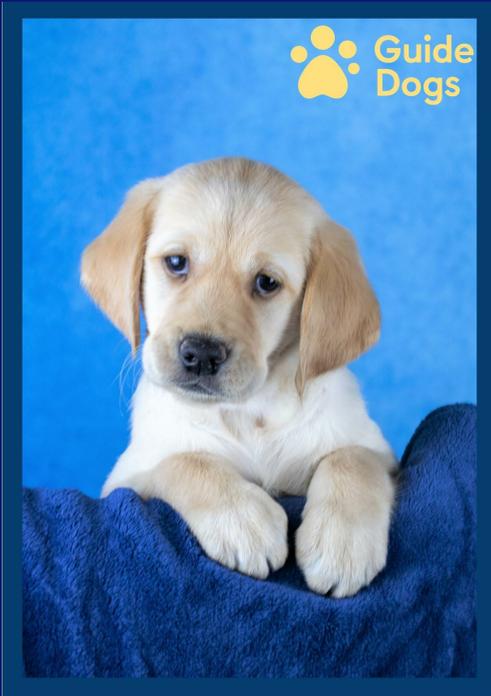
B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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!

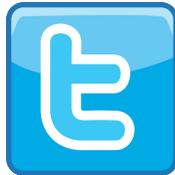
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at




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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 through to the

ENTRANCE HALLWAY

with a tiled floor, central heating radiator, turning staircase rising to the first floor landing.

LOUNGE / DINING AREA

15'8 x 14'0 (4.78m x 4.27m)

Open plan to a single storey pitched roof extension creating a substantial area of living space perfect for entertaining, extending to approximately 400 sq ft, having an initial. A useful under-stairs storage cupboard, two contemporary radiators, attractive tiled floor, inset downlighters. This area is open plan to the



BREAKFAST KITCHEN

14'0 x 10'4 (4.27m x 3.15m)

A fantastic addition to the property providing a superb light and airy contemporary space, flooded with light from attractive pitched roof with inset Velux skylights, bi-fold doors leading out onto the landscaped rear garden. Beautifully appointed with a generous range of contemporary cream gloss fronted wall, base and drawer units, complimenting central island unit with oak butchers block work surface and integrated breakfast bar, inset ceramic hob, under-mounted ceramic sink with brushed swan neck mixer tap, tiled splashbacks, integrated appliances include double oven and dishwasher, continuation of tiled floor, column radiator, access out into the rear garden.



BACK TO THE HALLWAY

CLOAKROOM

a modern two piece white suite comprising a low flush W.C., a wall-mounted wash basin, tiled splashbacks, continuation of tiled floor, central heating radiator, UPVC double glazed window to the front.

UTILITY ROOM

A useful space providing additional storage area with cloaks hanging, fitted with a generous range of wall, base and drawer units as well as three-quarter height larder unit, space for free-standing appliance, plumbing for washing machine, oak butchers block work surface with rectangular stainless steel sink, swan neck mixer tap, tumbled marble tiled splashbacks, wall-mounted gas central heating boiler concealed behind cupboard, UPVC double glazed window to the front.





LANDING

with a central heating radiator, access to loft space, inset downlighters, built-in airing cupboard which houses the hot water cylinder and provides useful storage.

BEDROOM 1

12'0 x 9'0 (3.66m x 2.74m)

with a central heating radiator and a UPVC double glazed window to the rear.

BEAUTIFUL BATHROOM

tastefully modernised with a contemporary white suite comprising of double ended panelled bath with central chrome mixer tap, glass shower screen, wall-mounted electric shower, low flush W.C. with concealed cistern, surface with rectangular basin and chrome mixer tap, tiled splashbacks, inset downlighters and extractor to the ceiling, chrome contemporary towel radiator, slate effect tiled floor, UPVC obscure double glazed window to the front.





BEDROOM 2

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

**BEDROOM 3 / DRESSING ROOM / HOME
OFFICE**

6'6 x 5'10 (1.98m x 1.78m)
with a central heating radiator and a UPVC
double glazed window to the front.





OUTSIDE

The property occupies a fantastic position right at the heart of this highly regarded and well-served village and is only a short walk to all of the local amenities. Occupying a plot which has been designed for low maintenance living, set back behind a pebbled forecourt frontage, with pathway leading to the front door. To the front of the property is a useful and secure storage area with timber gate.



OUTSIDE - REAR

A fantastic thoughtfully landscaped garden which benefits from a southerly and very private aspect, perfect for those looking for low maintenance living, but a pleasant outdoor space for entertaining. The garden has a large patio area leading off the kitchen with bi-fold doors, pebbled and chipping borders, enclosed by panelled fencing, timber summerhouse providing a pleasant outdoor haven as either a storage area or even potential Home Office. A gate to the rear leads to the parking area with allocated spaces for Number 33.





Rosie Chick

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

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