

FOR SALE

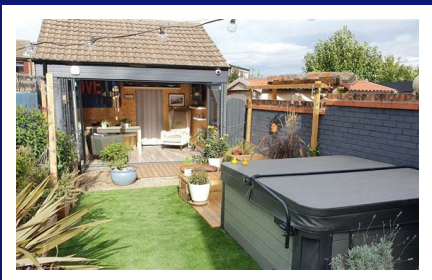
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**55 GRANTHAM ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8DF**

£345,000

55 GRANTHAM ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DF

Built to a very high standard in 1910 and still showing many of the original features and styling, this is now a property built for modern times with new central heating system throughout as well as all new Double Glazing windows in a sash style.

Set over three storeys, the overwhelming feeling is of space, space and more space! There are two reception rooms, upgraded kitchen and utility areas, four chunky bedrooms and a beautiful new four piece suite bathroom, ample parking on the spacious driveway and the best 'Home Office' / Sun Lounge that we have seen this year... the elevated views from the second floor take you across Bingham towards the fields in the distance.

The exterior of the property has been landscaped for low maintenance and to maximise off road parking to the front with gravel and hard standing.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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, 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.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right into Grantham Road, passing the new Fosse Way View Care Home on the right. This particular property will then be found on the left hand side, opposite the Junction with Swallow Drive and is clearly denoted by our Hammond Property Services For Sale Board.

For Sat Nav use Post Code: NG13 8DF

Council Tax Band

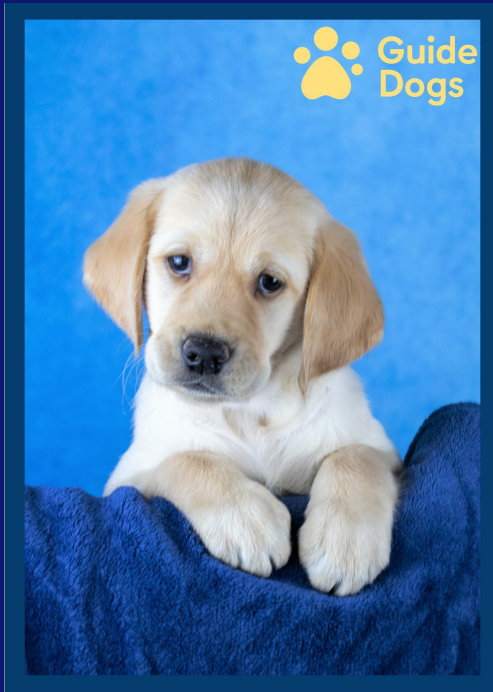
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO 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	



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





A new composite entrance door with glazed fanlight leads through into the

ENTRANCE AREA

with a returning staircase to the first floor and this is open to the Dining Area as well as a door into the Lounge

DINING ROOM

17'0 x 12'0 (5.18m x 3.66m)

A spacious reception area which links through into the kitchen making it ideal as formal dining space, with a double glazed window to the rear, continuation of the wood effect laminate flooring, chimney breast with feature fireplace, alcoves to the side, feature chunky central heating radiator and door leading through to the





LOUNGE to the front

12'0 plus the depth of the bay x 13'0 (3.66m plus the depth of the bay x 3.96m)

A well proportioned reception with a large walk-in double glazed bay window to the front, the focal point of the room is the exposed brick chimney breast with raised flagstone hearth and 'electric' log burner , exposed brick back and recessed alcoves to either side, central heating radiator.





KITCHEN & UTILITY AREA

18'9 x 7'8 (5.72m x 2.34m)

The kitchen has been refitted with a range of Shaker style wall, base and drawer units, two runs of rolled edge laminate work surfaces, inset stainless steel one and a third bowl sink and drainer unit. Integrated appliances include Bosch five ring stainless steel finish gas hob with central wok burner, stainless steel chimney hood over, integrated dishwasher, plumbing for washing machine and this is open plan to the

UTILITY AREA

8'0 x 7'8 (2.44m x 2.34m)

Housing the Bosch double oven with warming drawer beneath, larder unit surround with space for American style fridge freezer, continuation of the wood effect flooring, central heating radiator and double glazed window.





FIRST FLOOR LANDING

staircase rising to the second floor and useful storage cupboards to the landing walkway.

BEDROOM 1

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

A well proportioned double bedroom with views to the front, built-in wardrobes within the recesses of the feature fireplace. Central heating radiator, double glazed window.





BEDROOM 2

12'0 x 8'8 (3.66m x 2.64m)

A further double bedroom with a double glazed window overlooking the rear garden and views beyond, central heating radiator.

INNER LANDING

with two built in cupboards with fitted shelving and a door leading through into:

BATHROOM

9'6 x 6'9 (2.90m x 2.06m)

on a Victorian theme with a four piece suite consisting a corner double shower, a free-standing and roll-top bath, high flush W.C., central heating towel radiator, contemporary tiling and an obscure double glazed window.



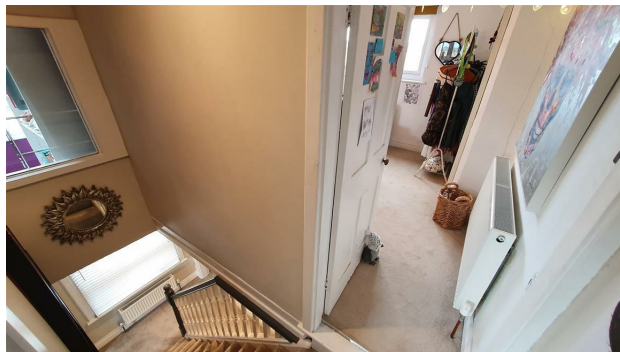


Returning to the landing, a further staircase rises to the second floor where there are two further rooms.

BEDROOM 3

13'0 x 11'0 (3.96m x 3.35m)

A well proportioned double bedroom with dual aspect double glazed windows with far reaching views to the rear across adjacent properties and fields beyond. Central heating radiator.





BEDROOM 4

13'4 x 7'8 (4.06m x 2.34m)

A versatile room currently utilised as a Home Office / Retreat but ideal as a further bedroom, with views to the front, useful alcove, central heating radiator and UPVC double glazed windows to the front and side.

OUTSIDE

The property is set well back from the road providing ample off-street parking behind a part hedged frontage with a low maintenance forecourt and gravelled area.





OUTSIDE - REAR

Landscaped and fully-enclosed for easy maintenance with an artificial lawn, brick-built outbuilding, space for a Hot Tub, raised planting area, decking areas that lead to the Home Office / Garden Room. A cold water tap, has been thoughtfully provided.

HOME OFFICE / SUN LOUNGE & STORE

18'6 x 14'8 (5.64m x 4.47m)

Created by the conversion of the previous double garage- the Home Office that everyone is looking for with Power, Light and Broadband connections. With bi-fold doors and wall mounted electric fireplace.





STORE AREA

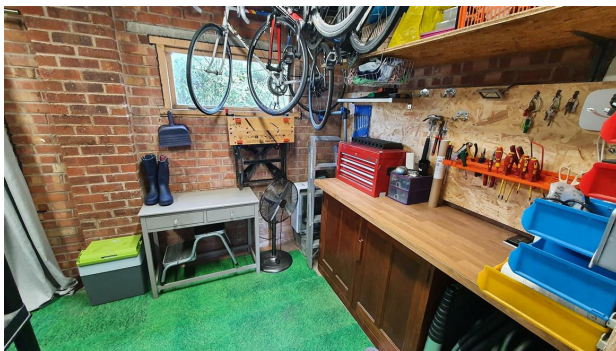
The perfect hideaway for family bits and pieces, bikes, 'repair shop' / workshop items, storage shelving and more! To arrange a viewing of the property, then please call us on 01949 87 86 85 or email bingham@hammondpropertyservices.com





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!





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!

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to arrange a suitable time for us to call out and to discuss what we do and how we do it!