

FOR SALE

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**HOPE COTTAGE,
65 LONG ACRE, BINGHAM,
NOTTINGHAMSHIRE NG13 8AG**

£325,000

HOPE COTTAGE, 65 LONG ACRE, BINGHAM, NOTTINGHAMSHIRE NG13 8AG

This is a beautifully presented detached family residence offering space, style and quality with a very easy to maintain rear garden - perfect for those who enjoy entertaining during those balmy summer evenings. The open plan dining kitchen area has been completely upgraded and enables more sociable entertaining and the position of the property is perfect for those wishing to be only a short stroll of the Market Place and the numerous facilities within. Benefiting from private parking to the rear - approached off Cherry Street - this one deserves to be top of your viewing list!

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 and many with a village pub!



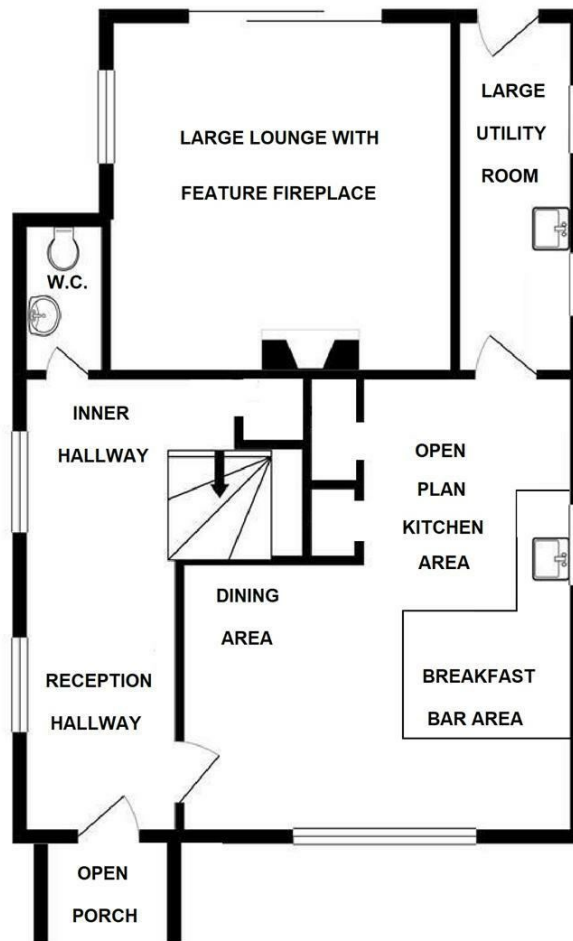
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre and pass the Fire Station on your right. A couple of hundred yards later, you will find Number 65 (Hope Cottage) clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8AG

Council Tax Band D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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	





RECEPTION HALLWAY

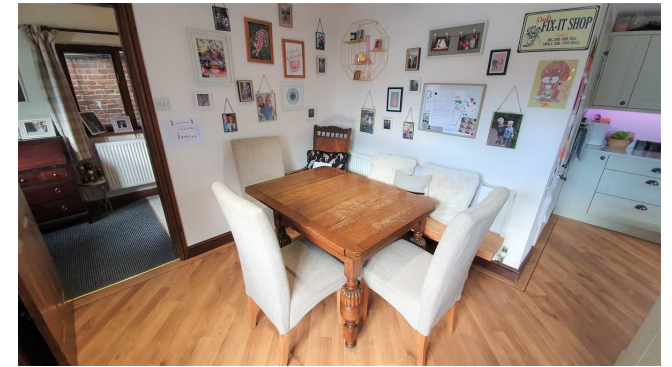
11'0 x 6'0 (3.35m x 1.83m)

A spacious reception hallway leading into a further inner hallway, a central heating radiator and a double glazed window to the side.

OPEN PLAN DINING KITCHEN

16'3 x 18'9 (4.95m x 5.72m)

A light and airy room with shaker style wall & base units with granite work surfaces and a breakfast bar, recessed sink with a mixer tap, mood lighting, integrated appliances including Bosch combination microwave, Bosch single oven, ceramic electric hob, fridge & freezer, wine cooler, dishwasher, feature beams to the ceiling and central heating radiator. Double glazed windows to the front and side with a built-in window seat to the front.





UTILITY ROOM

14'6 x 5'0 (4.42m x 1.52m)

Matching units to the kitchen, with granite worktops, stainless steel sink with mixer tap, plumbing for a washing machine, space for tumble dryer and exterior door into the very private patio garden to the rear.

INNER HALLWAY

11'3 x 7'0 (3.43m x 2.13m)

with a staircase rising to the first floor, useful under-stairs storage cupboard and a cloak cupboard.

CLOAKROOM / W.C.

Low level flush WC, pedestal wash hand basin, period style tiled floor, central heating radiator, obscure glazed window to the side.



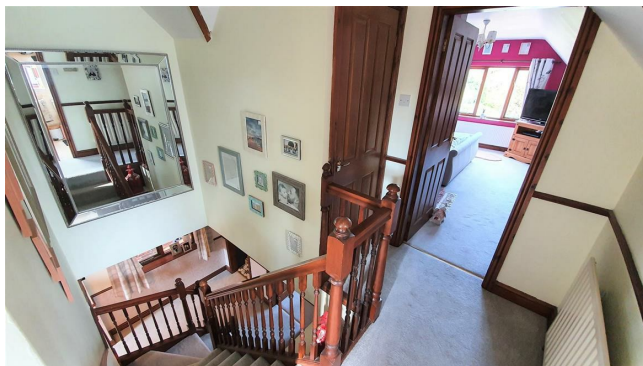


LOUNGE

17'0 x 14'0 (5.18m x 4.27m)

A feature brick chimney breast and fire surround with timber mantle over and a quarry tiled hearth. Double glazed window to side and patio doors leading to the very private patio rear garden.





FIRST FLOOR LANDING

A useful over-stairs storage cupboard and a central heating radiator.

BEDROOM 1

17'0 x 13'0 (5.18m x 3.96m)

Fitted wardrobe and full length hanging within eaves cupboards, a central heating radiator and double glazed window overlooking the rear garden and the Village Church.



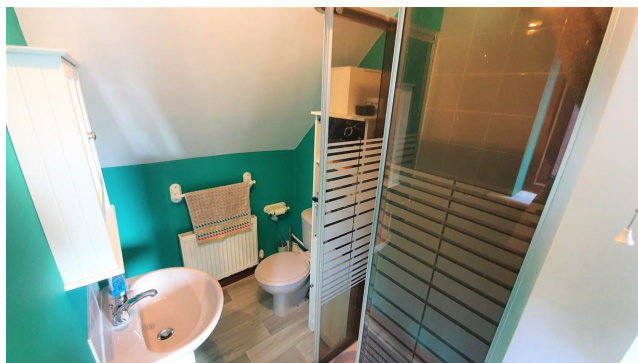
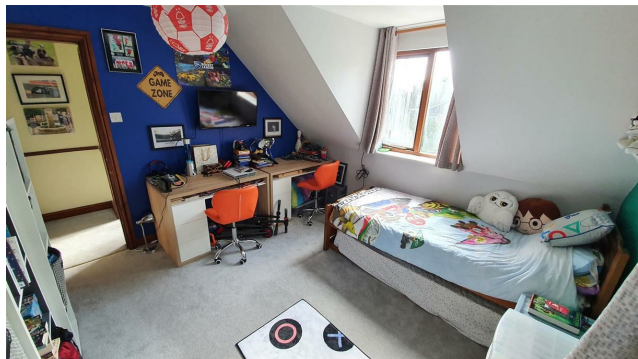
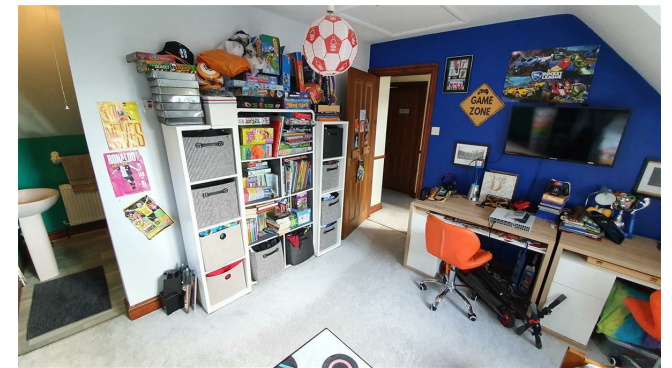


BEDROOM 2

11'6 x 10'9 (3.51m x 3.28m)
with a dormer window to the front, a central heating radiator, further window to the side, access to loft space.

EN-SUITE SHOWER ROOM

with a corner shower with wall mounted electric shower, low flush W.C., pedestal wash hand basin and a central heating radiator.





BEDROOM 3

10'9 x 7'9 (3.28m x 2.36m)
with built-in wardrobes, a central heating radiator and a dormer window to the front elevation.

BATHROOM

A spacious room with a four piece suite comprising a bath with mixer tap and handset shower over, separate shower with mains overhead shower and a handset unit, low level flush W.C, wash hand basin. Built-in airing cupboard with the gas central heating boiler, central heating radiator and a window to the side.



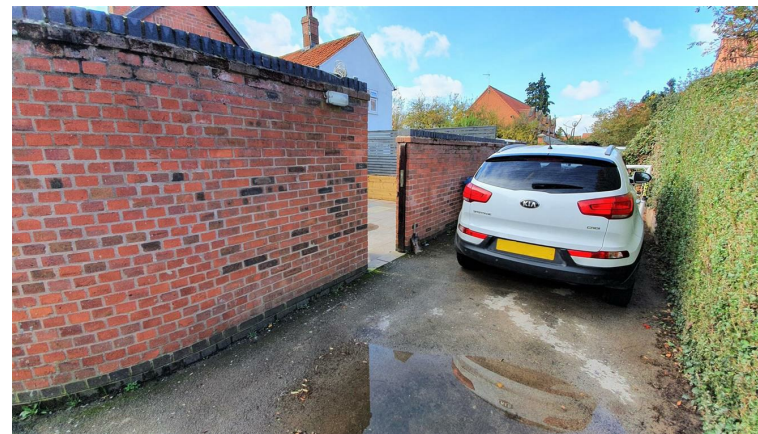
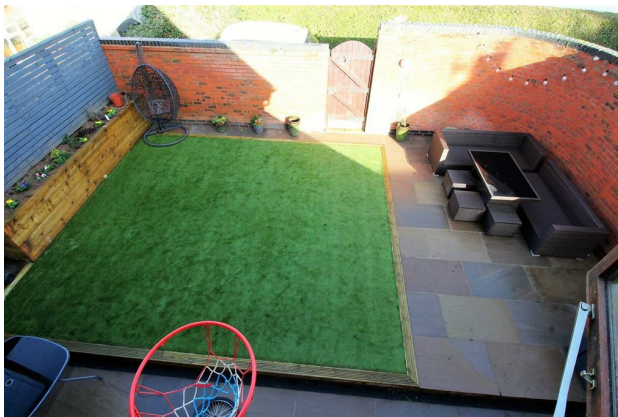


OUTSIDE

There is an easy maintenance area to the front with a raised an block paved area - perfect for planters to provide plenty of colour to the southerly facing frontage.

To the rear is a wonderful and very low maintenance terrace garden laid to Inidan Sandstone finished with inset uplighters, raised borders to provide plenty of colour and planting areas, further storage areas to either side.

Towards the rear boundary is a gate which gives access to the long driveway that is accessed off Cherry Street and provides two parking spaces - with the access clearly shown within the photographs.





Steve Pritchett

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!