

**FOR SALE**

**01949 87 86 85**

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

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**5 ASHDOWN GROVE, BINGHAM,  
NOTTINGHAMSHIRE NG13 8RD**

**£239,995**

## 5 ASHDOWN GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RD

**\*\* NO CHAIN \*\*** Offered to the market is this spacious, DETACHED family home FOR THE PRICE OF A SEMI; located within the popular market town of Bingham. Properties such as this, offering excellent value for money, always prove popular, to allow further scope for personalising to one's own taste. With this in mind early viewing is strongly recommended in order to avoid disappointment – see it this weekend!

Entrance hall, ground floor cloakroom / W.C., large lounge opening to the dining room and a conservatory overlooking the rear garden, a kitchen, three bedrooms, shower room, garage, gardens and off street parking. Benefiting from double glazing and gas central heating and the good news is that the property is being sold with the benefits of NO CHAIN to enable a speedy purchase without delays.

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.

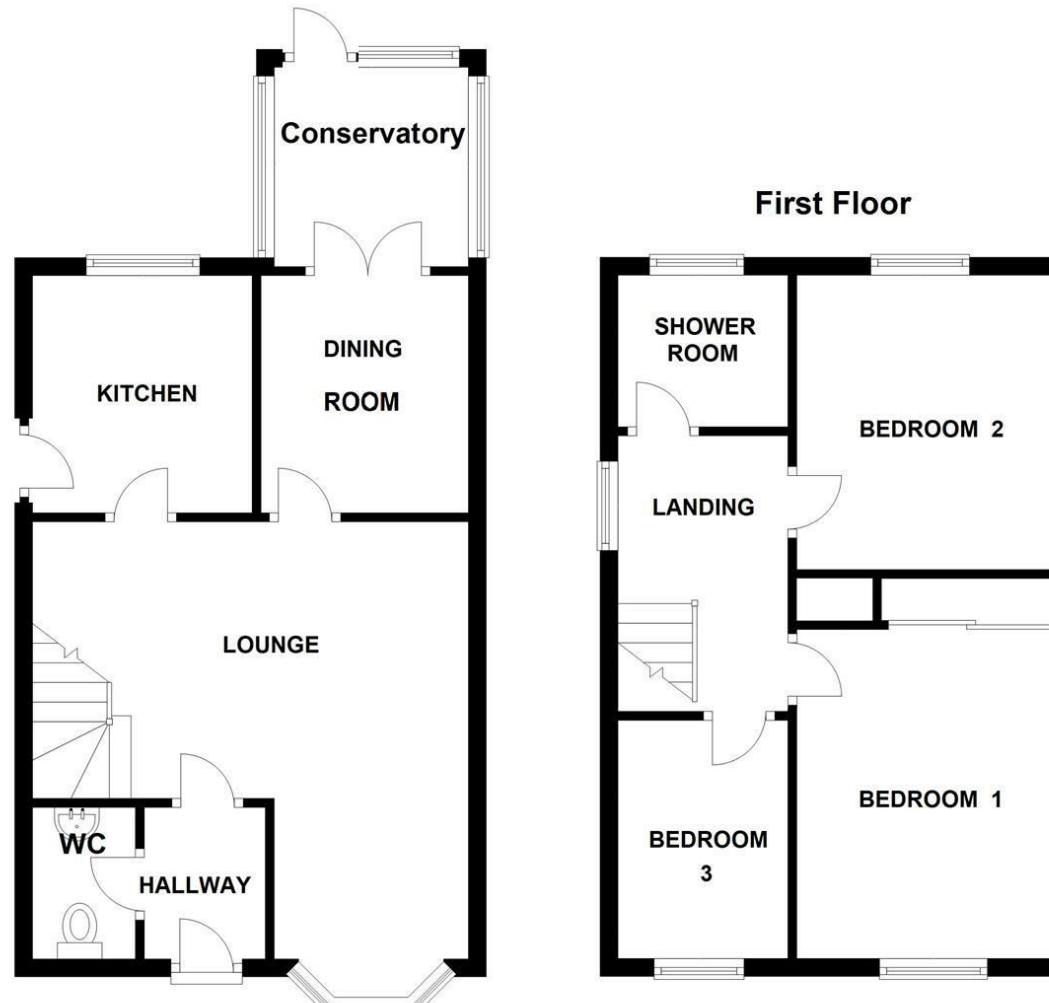
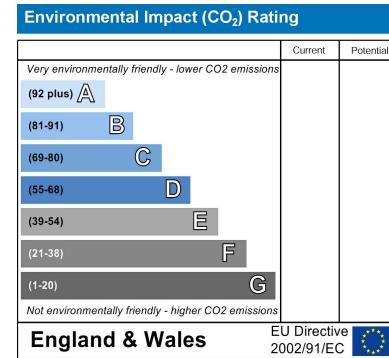
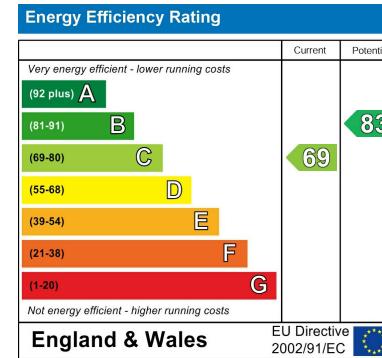


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Turn right into Thoresby Road. At the T junction turn right again into Bowland Road which becomes Forest Road. Turn next right into Ashdown Grove and this particular property will then be found on the left hand side clearly denoted by the Hammond Property Services for sale sign.

For Sat Nav use Post Code: NG13 8RD

Council Tax Band

C





UPVC double glazed door, with feature leaded lights, through to the

**ENTRANCE HALLWAY**

with doors to the Lounge and the cloakroom.

**LOUNGE**

17'0 x 16'0 (5.18m x 4.88m)

with a double glazed window to the front elevation, stairs to the first floor, door to the Kitchen and door into the dining Room.





### DINING AREA

8'9 x 7'6 (2.67m x 2.29m)  
with double glazed patio doors to the conservatory and a central heating radiator.

### CONSERVATORY

with double glazed windows and double glazed door to the patio of the very sunny rear garden.





### **KITCHEN**

8'9 x 8'0 (2.67m x 2.44m)

Fitted with base and wall mounted units with work surface over, space for appliances, door to under stairs pantry, stainless steel sink and drainer, double glazed window to the rear elevation and a double glazed door to the Garage Space.

### **GROUND FLOOR CLOAKROOM / W.C.**

with a two piece suite comprising a W.C. and wash basin, chrome towel radiator, tiled flooring and a double glazed window to the side elevation.





### LANDING

with a double glazed window and an airing cupboard.

### BEDROOM 1

14'6 x 9'6 (4.42m x 2.90m)

with a double glazed window to the front elevation and a built-in wardrobe. Central heating radiator.

### BEDROOM 2

11'0 x 9'6 (3.35m x 2.90m)

with a double glazed window to the rear elevation and built-in wardrobe. Central heating radiator.



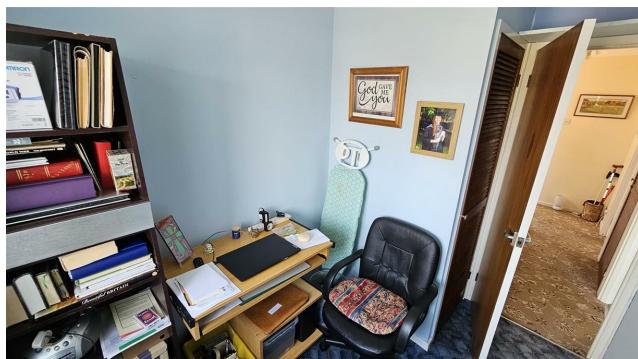


### **SHOWER ROOM**

Fitted with a three piece white suite comprising a W.C., pedestal wash basin and a quadrant shower, stainless steel vertical heated towel rail and a double glazed window to the rear elevation.

### **BEDROOM 3**

8'9 x 6'3 (2.67m x 1.91m)  
with a double glazed window to the front elevation and built-in cupboard. Central heating radiator.



## OUTSIDE

A driveway provides ample off street parking to the front and leads to car port and, in turn, to the up and over door of the DETACHED GARAGE. The front has also been sensibly laid to gravel for easy of maintenance.

Immediately to the rear of the property is a flagstone patio garden with planted borders - an ideal area for those who enjoy al fresco dining during those balmy summer months. A seating area to the rear of the garage is a wonderful hideway for the early morning coffee and a little bit of peace and quiet!





To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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!

