

FOR SALE

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**WINTHORPE, MAIN STREET, NORMANTON, BOTTESFORD,
NOTTINGHAM, NOTTINGHAMSHIRE NG13 0EP**

£425,000

WINTHORPE, MAIN STREET, NORMANTON, BOTTESFORD, NOTTINGHAMSHIRE NG13 0EP

A wonderful mix of high-end Victorian architecture of angled timbers, slate tiles, coloured brickwork and gables... and modern recent additions that have created the fully integrated kitchen and new main bedroom with a full 4 piece suite bath & shower room... all encapsulated and protected with a Zinc roof (life expectancy is 100 years!) and the latest insulation materials to the recent additions.

Recently installed central heating system, new radiators and wood panelled doors throughout. Dimmer controlled lighting... a feeling of modern living within a characterful home.

Add these together and the result is a beautiful 3 bedroomed home with spacious lounge and dining room, breakfast kitchen, snug, conservatory, utility room, rear lobby and a downstairs W.C.. To the first floor are the 3 double bedrooms, with the main enjoying both a dressing area and the en-suite bath & shower room and the further two bedrooms being served by a 3 piece suite bathroom.

The locations is tranquil and bucolic views across neighbouring farmers' fields with the perfect vantage point from which to enjoy the evening sunsets in the distance. The corner plot ensures plenty of space with a remote control sliding gate providing access to the extensive block-paved driveway for numerous vehicles and leading to the double garage.

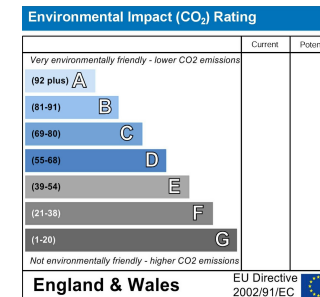
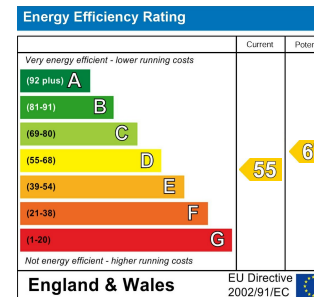
Winthorpe House is being sold with the benefit of NO CHAIN to ensure a speedy transaction for the buyer... when do you wish to move in?

Normanton is a small hamlet adjacent to and within walking distance of the village of Bottesford (20 minutes) which is a very highly sought-after village being the largest in the Vale of Belvoir and offering a wealth of local amenities including primary and secondary schools, a good range of local shops, doctors surgery, dentist and a number of pubs and restaurants.



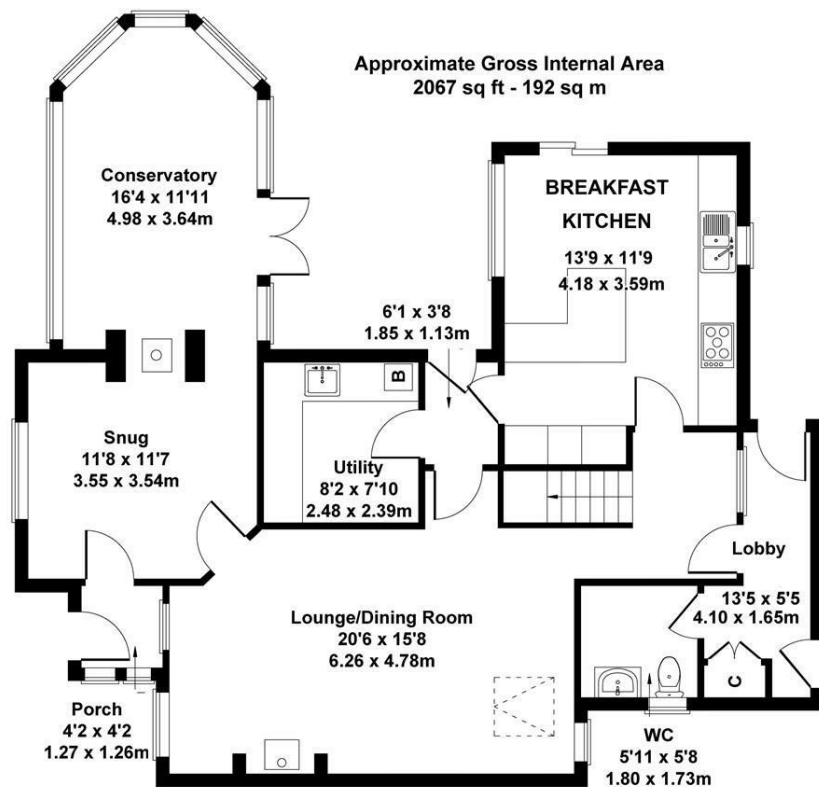
The village is conveniently located about 7 miles from Grantham and about 20 miles east of Nottingham and 16 miles north of Melton Mowbray. Grantham and Nottingham provide good road links to both the A1 and M1 and Grantham Station to Kings Cross in only a 1 hour and 10 minute journey.

For shopping, Bingham Market Place is around five miles away and provides a good range of shops and a regular bus service to Nottingham. 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.

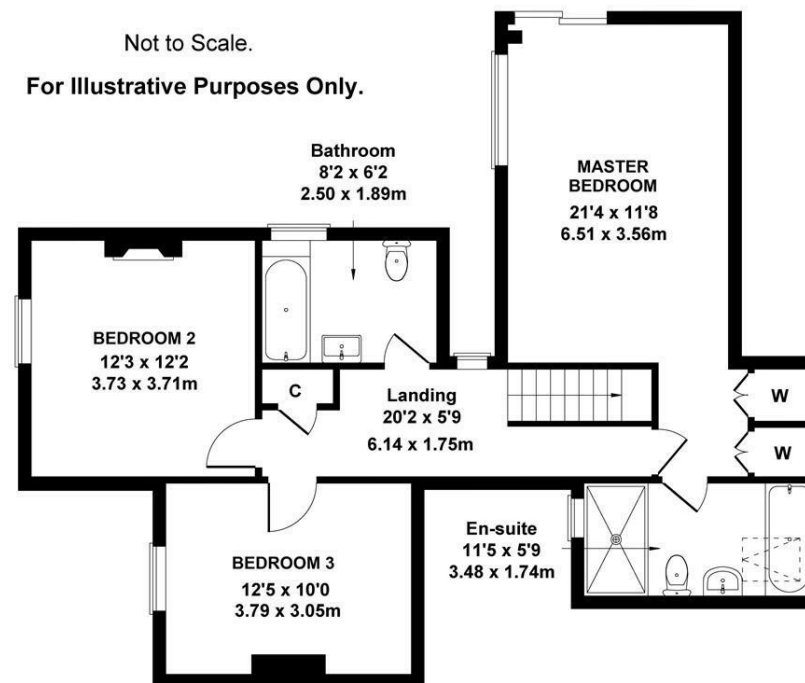


Council Tax Band

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Not to Scale.
For Illustrative Purposes Only.





Hardwood entrance door into the
ENTRANCE PORCH
with exposed original brickwork and wooden
flooring. Half glazed door into the
RECEPTION HALLWAY / SNUG
with a central heating radiator and a double
glazed window to the front. Wooden flooring
and feature fireplace that is open to the
Conservatory. Recessed cornicing lighting.
Wall lights. Oak panelled door to the





OPEN PLAN DINING / LOUNGE / HOME OFFICE

20'6 x 15'8 (6.25m x 4.78m)

with three central heating radiators and two double glazed windows to the front and one to the rear. Multi-fuel burner within feature fireplace. Both recessed and cornice lighting with a roof-box ensuring a feeling of brightness. NEST thermostat (remote programming heater). Feature open-tread and solid oak staircase to the first floor. Wood panelled door into the



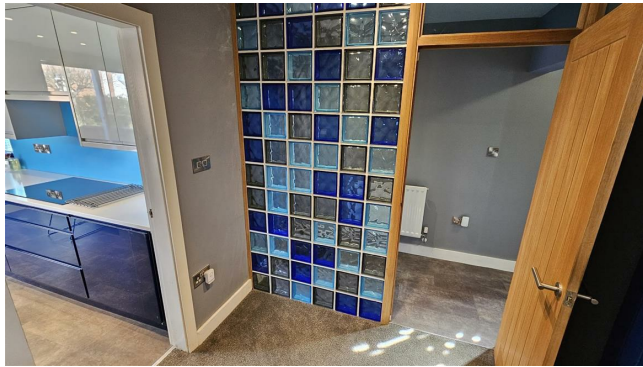


BREAKFAST KITCHEN

13'9 x 11'9 (4.19m x 3.58m)

a fully integrated kitchen with two NEFF ovens, warming drawer and NEFF induction hob with extractor over. One and a half bowl sink with detachable mixer tap, integrated NEFF dishwasher, larder fridge, under-counter freezer and wine cooler, peninsular breakfast bar and feature sliding doors onto the patio area of the rear garden. Under-floor heating to the Karndean flooring in the kitchen area and both hallways.





REAR LOBBY

with access to the gardens and driveway. A central heating radiator and tiled flooring.

CLOAKROOM / W.C.

low flush W.C. and wall mounted sink unit with block mixer tap, tiled flooring and a double glazed window. Amtico flooring and stylish central heating radiator. Back-lit mirror.

FROM THE LOUNGE AREA... door leads to

SEPARATE HALLWAY

13'6 x 5'6 (4.11m x 1.68m)

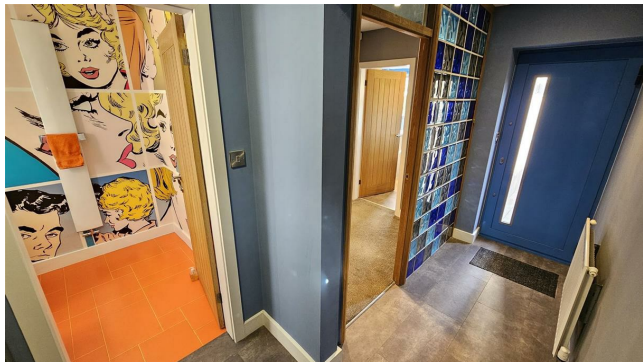
with tiled floor and door to the outside. Perfect for dog owners! This hallway also provides access to both the Kitchen and the



UTILITY ROOM

8'2 x 8'0 (2.49m x 2.44m)

with an 'L' shaped work top with inset sink, plumbing for both a washing machine and tumber dryer. Wall mounted unit and full-height utility cupboard. Wood effect flooring. Floor mounted oil-fired central heating combi-boiler.

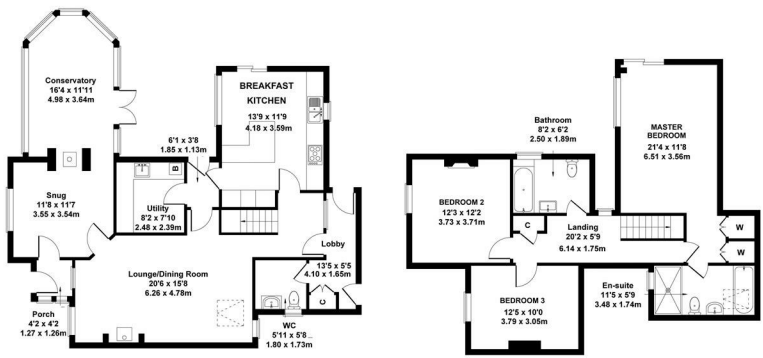
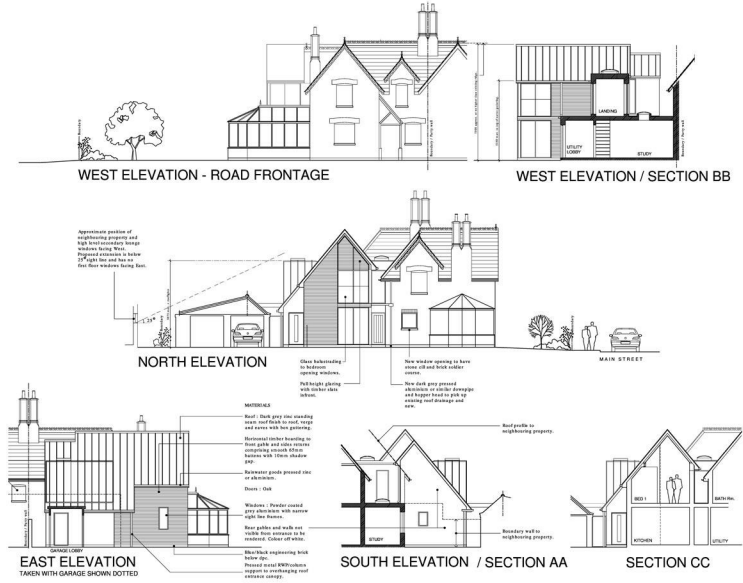
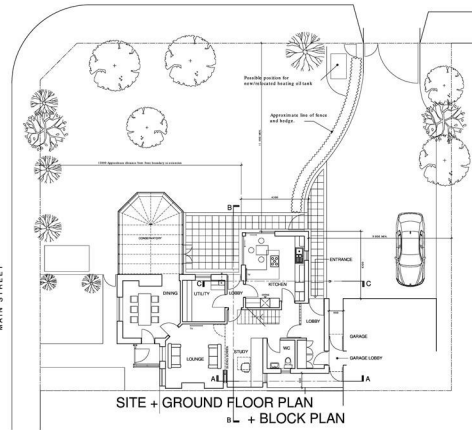




FROM THE RECEPTION HALLWAY...

SPACIOUS CONSERVATORY

16'4 x 12'0 (4.98m x 3.66m)
 with both central heating radiators and double glazed windows, creating a room that can be used 365 days a year! Engineered wood flooring. Double doors lead onto the large patio area of the private gardens. Heat is also provided from the double sided multi-fuel stove from the Reception Hallway / Snug.





SPACIOUS LANDING AREA

central heating radiator and a light-box to the roof. Solid oak latch doors to all first floor rooms.

MASTER BEDROOM SUITE

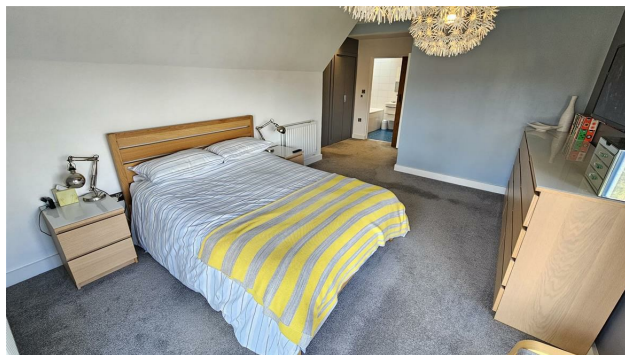
a latch-door into the room, with two central heating radiators and double glazed corner window feature. A vaulted ceiling ensure a wonderful feeling of space with the added benefit of a

DRESSING AREA

with twin fitted double wardrobes. Door into the

SPACIOUS 4 PIECE SUITE BATHROOM

a latch-door into the room, with a double-ended bath featuring a block tap, an seprate shower handset and TV screen built-in to the wall... perfect for those who enjoy those moments of wallowing. Walk-in double shower, with bottle recess. Low flush W.C. and wall mounted wash basin with double drawers under. Mirrored cabinet within the wall. Feature tiling to the walls and under-floor heating to the Amtico tiled flooring.





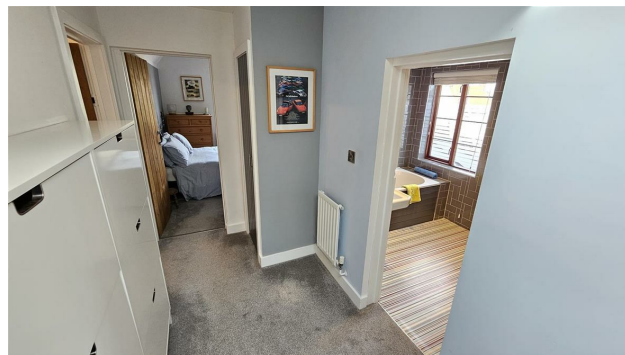
BEDROOM 2

12'3 x 12'2 (3.73m x 3.71m)

a latch-door into the room, with a central heating radiator and a double glazed window to the front. Original fireplace with a chimney recess to both sides.

FAMILY BATHROOM

a fully tiled room with a bath and shower over with a pivot screen, low flush W.C. and a pedestal wash hand basin.





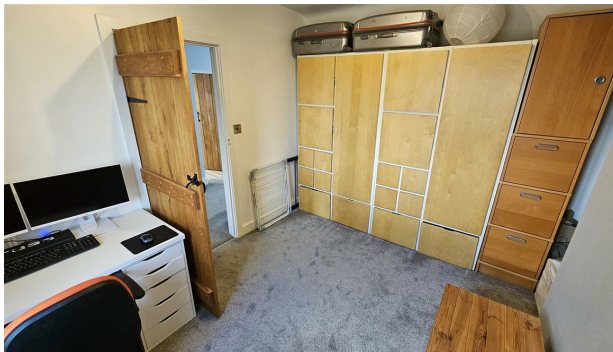
BEDROOM 3

12'6 x 10'0 (3.81m x 3.05m)

a latch-door into the room, with a central heating radiator and a double glazed window to the front.

OUTSIDE - FRONT

a picket fence and gated access to the front pathway that leads to the entrance area. Well-maintained hedges and gravelled areas for ease of maintenance. Open views to the front across adjoining farmland.





OUTSIDE - SIDE

a fully enclosed and spacious area of lawn with both fencing and mature hedges to provide both colour and texture.

APPROACHED FROM THE SIDE ROAD

an electric and secure gate leads onto an extensive area of block paved driveway for numerous vehicles and which, in turn, lead to the double garage and rear lobby area of the property. Sensibly, an electric car charging point has been fitted. Secure gated access leads to the side of the garage and a small area of storage.





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!





Steve Pritchett

Please contact us for a FREE discussion on our services

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