

FOR SALE

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**3 CELANDINE GARDENS, BINGHAM
NOTTINGHAMSHIRE NG13 8UQ**

£395,000



Selected as the best independent estate agent
by Relocation Agent Network to represent them
in the Bingham area

3 CELANDINE GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8UQ

5 BEDROOMS FOR THE PRICE 4

If you are seeking a sensibly priced home of space, open plan living, style and privacy... AND a southerly facing and very sunny rear garden... all within this prestigious David Wilson development, for under £400,000, look no further than this one!!!

The gas centrally heated and double glazed accommodation has been maintained and upgraded by the present occupiers with wood flooring to the ground floor and the open plan interior will suit not only young families but also professional couples who have a feeling of living space high up on their 'must have' list!

The location could not be better being only a couple of minutes from the A46 & A52 which provide access to Nottingham, Leicester and Newark. For those requiring national access the A1 and M1 are within half an hour's drive as is East Midlands International Airport.

Bingham Market Place provides a good range of shops and a regular bus service to Nottingham. Schooling exists for all age groups within Bingham and there is also a good range of leisure facilities available at the leisure centre.

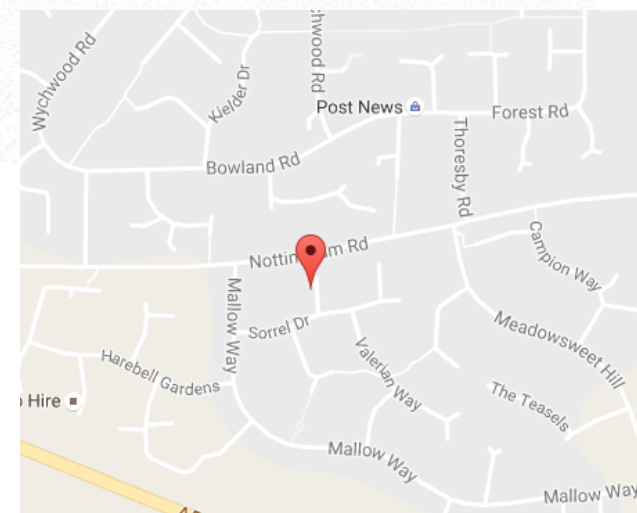
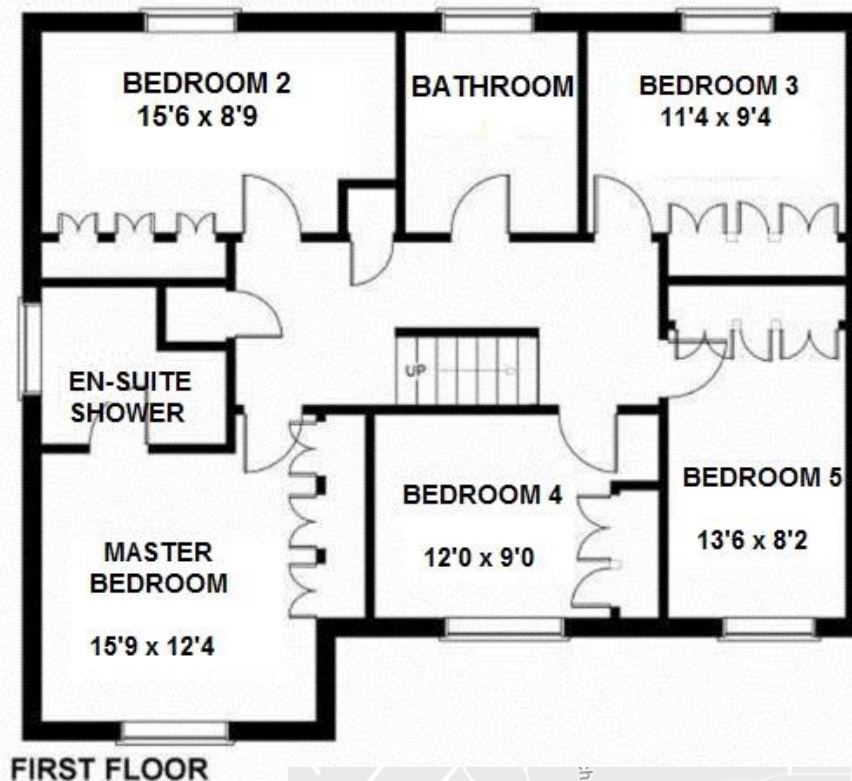
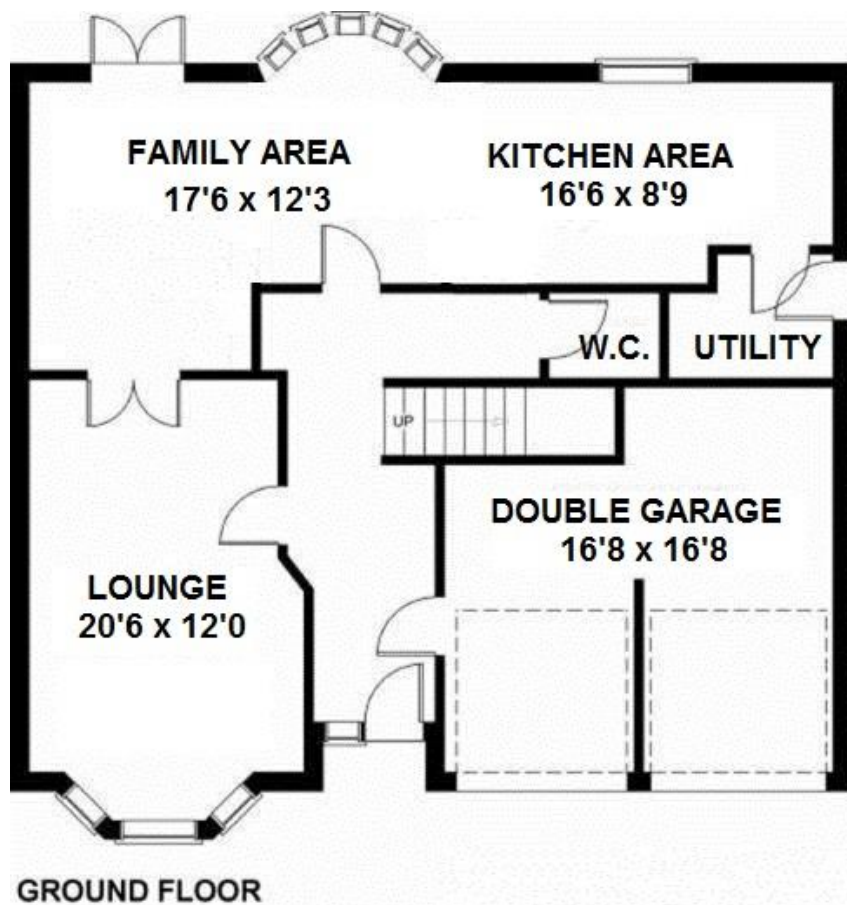


A wonderful family garden with plenty of privacy & space



The open plan 'living kitchen' – it's what everyone is looking for!

3 CELANDINE GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8UQ



DIRECTIONAL NOTE: From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Proceed through the traffic lights into Nottingham Road. Turn eventually left into Mallow Way and then left again into Sorrel Drive. Follow the road until turning first left into Celandine Gardens and this property will then be found on the left hand side, identified by our Hammond Property Services For Sale board.



DOUBLE GLAZED DOOR TO;

ENTRANCE HALL uPVC double glazed window to the front, wooden flooring, radiator, stairs to the first floor, personnel door to the garage and doors to the living room, open plan 'living kitchen' WC and to to;

LOUNGE 20'6 x 10'6 (6.29m x 3.24m) uPVC double glazed bay window to the front, radiators, coving to the ceiling, TV aerial point, telephone point, modern gas fire with a wooden mantle and marble hearth. Double doors to the 'living kitchen' area.

DOWNSTAIRS W.C. Low level WC, wash hand basin, extractor and radiator.





KITCHEN/BREAKFAST AREA 16'6 x 9'0
(5.05m x 2.70m) A modern fitted kitchen comprising of high gloss wall and base units with a work-surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap. Fitted double oven, gas hob and extractor. Space for a dish-washer and a fridge, wooden flooring, tiled splash backs, radiator, TV aerial point and a uPVC double glazed window to the rear. Door to;

UTILITY ROOM 7'6 x 5'9 (2.27m x 1.73m) Fitted base units with a work surface incorporating a sink unit, tiled splash backs, space for a washing machine and a tumble dryer, wooden flooring, extractor, wall mounted boiler, radiator and a uPVC double glazed door to the side.





DINING AREA 12'0 x 9'6 (3.69m x 2.94m) uPVC double glazed window to the rear and radiator

SNUG AREA 14'0 x 7'9 (4.24m x 2.36m) uPVC double glazed bay window to the rear and radiator





LANDING Doors to the bedrooms and to the bathroom, access to the loft, radiator and an airing cupboard housing the hot water cylinder.

MASTER BEDROOM 15'3 x 12'0 (4.67m x 3.64m) uPVC double glazed window to the front, radiator, TV aerial point, telephone point, spot lights, fitted wardrobes and a door to;

EN SUITE SHOWER ROOM A modern fitted suite comprising of a large walk in double shower with a mains fed shower, wash hand basin, low level WC, chrome heated towel rail, extractor, spot lights, electric shaver point, uPVC double glazed opaque window to the side, fully tiled walls and floor.





BEDROOM TWO 15'6 x 9'4 (both to the maximum) (4.71m x 2.87m) uPVC double glazed window to the rear, radiator and fitted wardrobes.

BEDROOM THREE 13'3 x 8'3 (4.05m x 2.50m) uPVC double glazed window to the front, radiator and fitted wardrobes.

FAMILY BATHROOM 8'8 x 7'4 (2.66m x 2.26m) A fitted four piece bathroom suite comprising of a shower cubicle with an electric shower, bath, pedestal wash hand basin, low level WC, electric shaver point, radiator, extractor, half tiling to the walls and a uPVC double glazed opaque window to the rear.





Bedroom 4



BEDROOM FOUR 11'4 x 9'0 (3.46m x 2.78m) uPVC double glazed window to the rear, radiator and fitted wardrobes.

BEDROOM FIVE 10'0 x 8'7 (3.02m x 2.64m) uPVC double glazed window to the front, spot lights, radiator, fitted wardrobes.



First floor landing



Bedroom 5





OUTSIDE To The front of the property are gardens and a double width driveway leading to the double garage. There is gated access at the side leading to the rear garden which is mostly lawned with borders for plants and shrubs, a paved patio area, outside tap and security lighting.

DOUBLE GARAGE 16'9 x 16'3 (overall measurements)(5.10m x 4.97m) Having two up and over doors, personnel door into the property, power and lighting.



Energy Performance Certificate

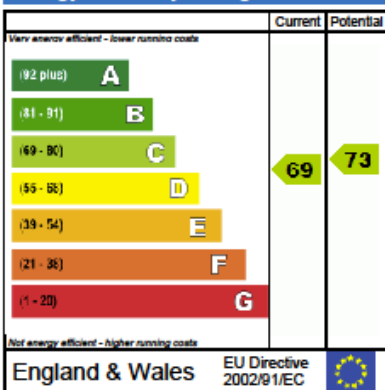


3, Celandine Gardens
Bingham
NOTTINGHAM
NG13 8UQ

Dwelling type: Detached house
Date of assessment: 9 May 2009
Date of certificate: 11 May 2009
Reference number: 0366-2811-6253-0701-6251
Total floor area: 167 m²

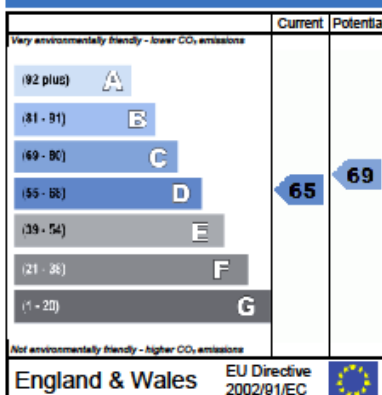
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	201 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	5.6 tonnes per year	4.9 tonnes per year
Lighting	£98 per year	£98 per year
Heating	£895 per year	£826 per year
Hot water	£167 per year	£143 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

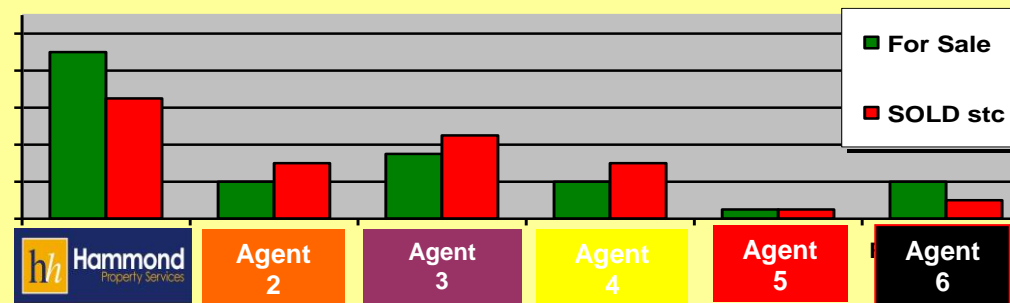


This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Report from latest HAMMOND Property Services 'Board Meeting'

We carry out a regular "board count" within Bingham by making a note of every For Sale and **SOLD** board within the Bingham boundary on a particular day. This regular source of information allows us to gauge what's happening to the housing market of Bingham; whether sales are being agreed within a short period of time, which types of houses sell quicker than others, any increases in house prices **AND**.... which Estate Agents have more properties to offer potential buyers **AND** which Estate Agents have more **SOLD** boards than others. Here is the chart of the board count for Bingham properties on 23rd July 2016.



Conclusions from our Board Meeting:

If you are looking to buy a property

HAMMOND property services have more properties with For Sale boards within Bingham than any other Estate Agent – call in now and see what we've got!

If you are looking to sell a property

HAMMOND property services have more **SOLD** boards within Bingham than any other Bingham Estate Agent! We are confident we can sell yours! Call us now to discuss the most suitable marketing strategy for your particular property! - **01949 87 86 85**

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