

FOR SALE

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



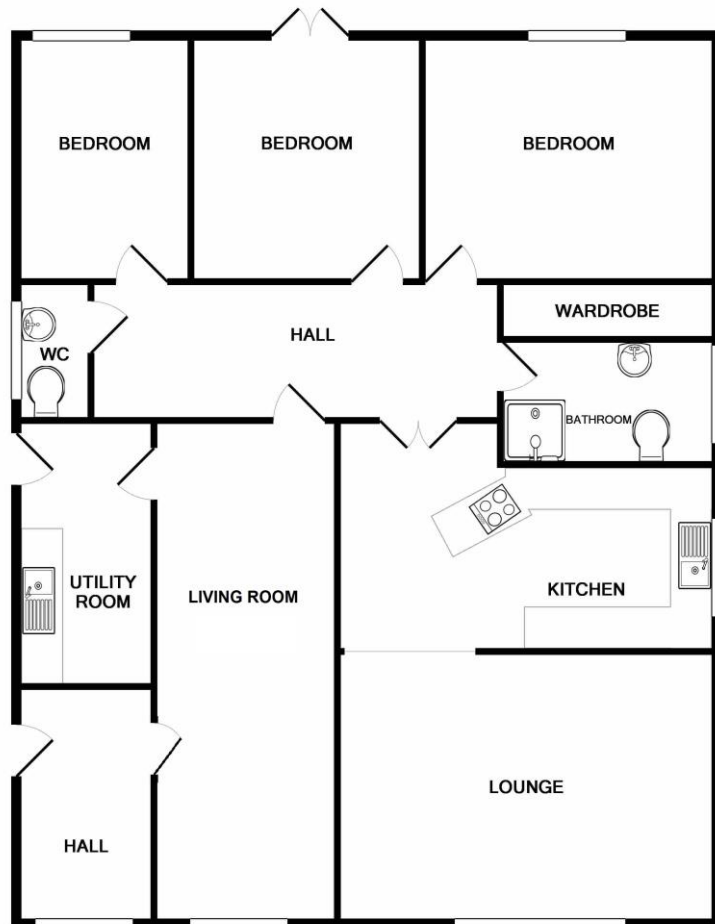
**2 CONERY GARDENS, WHATTON IN THE VALE,
NOTTINGHAMSHIRE NG13 9FD**

£319,950

2 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FD

Beautifully presented and cleverly altered detached bungalow in this well-regarded and picturesque village to the east of Bingham. The quality and style of the interior is well matched by the equally delightful front and rear landscaped gardens. Indeed, this is a property in ready to move into condition for one lucky purchaser and benefits from plenty of space, space and more space!

The gas centrally heated interior benefits from sealed unit double glazing and Travertine flooring throughout. The original double garage has been cleverly converted to create an extra reception room that is both light and airy, a hallway and even a utility room – the extra living accommodation so seldom found with similar properties at this price range. This also allows the option of the creation of a further bedroom if so required.



A very private and southerly facing rear garden

The property is situated on a very established road of similarly styled bungalows within this very desirable village... just a few minutes' drive of the local market town of Bingham where there is a wide range of shopping available. Whatton in the Vale is well located for easy access to the A52 & A46 which, in turn, provide access to the major surrounding commercial centres.

In all, this is a home of space and style which is worthy of an early internal inspection. Past experience has shown that these bungalows prove extremely popular with purchasers... so don't miss out.

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 passing the old Police Station on the right. At the T junction turn left onto the A52. Pass the turning on the left to Hawksworth and Scarrington. Pass the slip road turning to Whatton and Aslockton. Turn next left as directed to Whatton. At the Village Green, bear left. Turn second right into Conery Gardens where the property can be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.



There are two side entrances to the property. One leads into a lobby hallway and the other into a utility room. Both then access the Living Room

HALLWAY

UTILITY ROOM

Double glazed window to the side aspect, tiled flooring, combination of wall mounted and base fitted solid ash units with marble effect rolled edge work surfaces, inset one and a quarter sink and drainer unit with mixer tap over, plumbing for washing machine and tumble dryer, space for tall fridge / freezer. Central heating radiator. Travertine tiled flooring.



Utility Room

LIVING ROOM / DINING ROOM

24'0 x 12'0 Double glazed window to the front aspect, easy access double glazed doors into the kitchen area for open plan living, TV point. Recessed lighting. Velux roof window which floods the room with natural light. Travertine tiled flooring.





LARGE BREAKFAST KITCHEN 16'6 x 12'0
Double glazed window to the side aspect. Combination of wall mounted and base fitted units with granite work surfaces with quartz fleck, sink and drainer with swan neck mixer tap over, Quooker instant boiling water tap, feature induction hob with extractor fan over with separate double oven, larder cupboards, built in fridge / freezer. Travertine tiled flooring. Archway through into the living room.





LIVING ROOM 19'0 x 16'6 Large feature double glazed window overlooking the landscaped and easy to maintain garden to the front, central heating radiator, TV point, inset coal effect gas fire with remote control. Travertine tiled flooring.



A light and airy reception room with feature fireplace





INNER HALLWAY

With doors leading to all rooms and Travertine tiled flooring.

BEDROOM ONE

13'0 x 13'0

Double glazed window overlooking the rear garden. Central heating radiator. Built in triple wardrobe with sliding doors. Travertine tiled flooring.





BEDROOM TWO / RELAXATION GARDEN ROOM

12'0 x 10'6

Double glazed double doors to the patio area of the landscaped and southerly facing private rear garden. Travertine tiled flooring.

SEPARATE CLOAKROOM

Double glazed window to the rear aspect, half height tiling, low level WC, wash basin with cupboard under, central heating radiator.



Separate W.C.





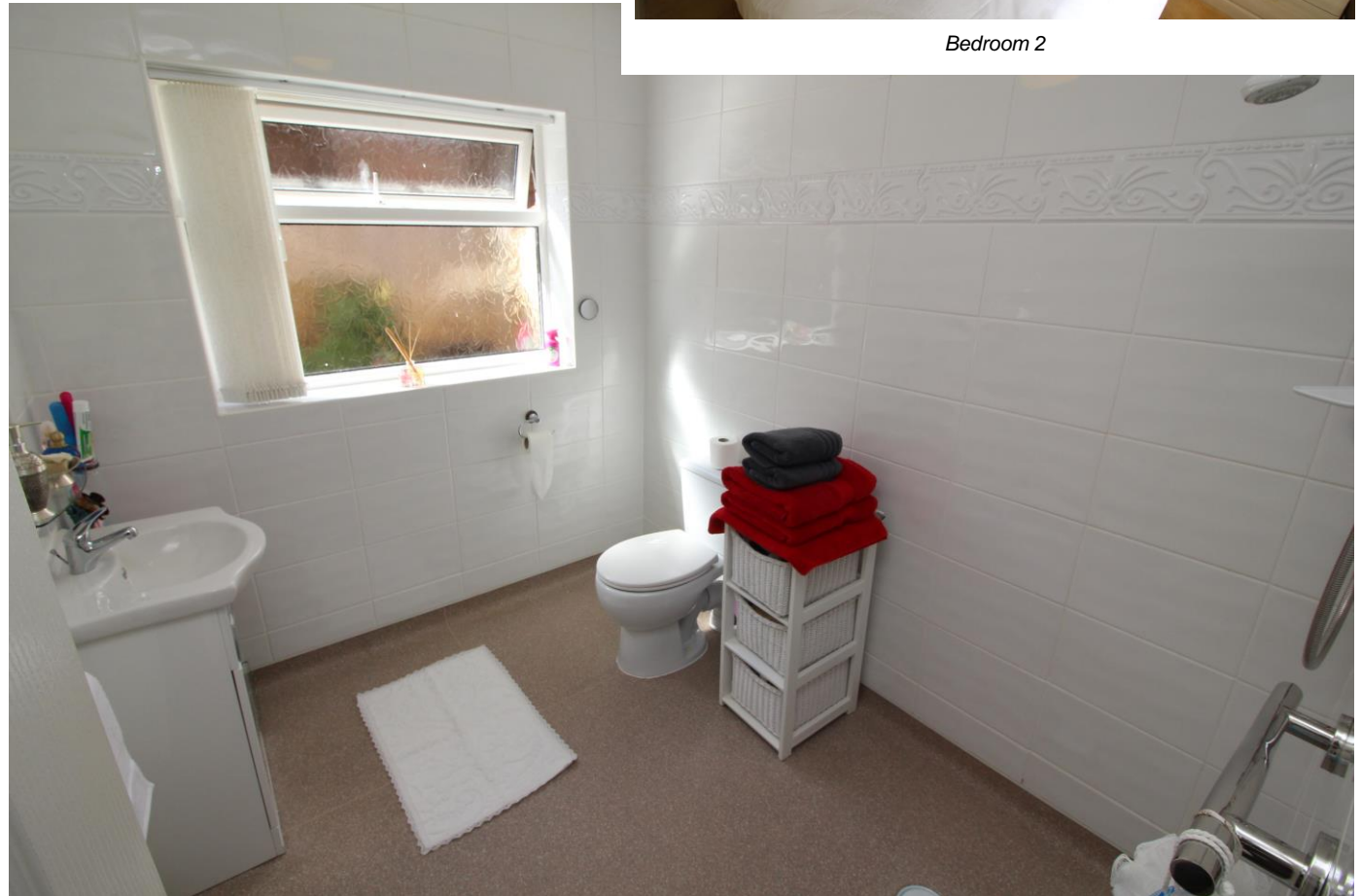
SHOWER 'WET' ROOM

A fully tiled 'wet' room with waterproof and slip proof flooring, obscure double glazed window to the side aspect, central heating radiator, low level WC, wash hand basin with cupboard under and wall mounted shower.

BEDROOM THREE 12'0 x 8'6 Double glazed window to the rear aspect, central heating radiator. Carpeted flooring.



Bedroom 2





Very large driveway providing ample parking



OUTSIDE - FRONT

To the front of the property there is a very large and wide driveway providing off road parking for numerous vehicles, with established flower beds, hedged boundaries and a feature astro-turfed lawn for ease of maintenance... the perfect setting for those who prefer the immaculate 'welcome home'.





Plenty of mature shrubbery and privacy

OUTSIDE - REAR

A wonderful private garden that is southerly facing ensuring plenty of sunshine throughout the day. Predominantly laid to lawn with fenced boundaries, there is a sun trap patio seating area, established trees and mature shrubs and plants providing plenty of colour throughout the year... and an outside tap.. which is essential for the green fingered amongst us. The bungalow enjoys a wonderful view to the rear of one of the now dis-used village Windmills.



A very private and southerly facing rear garden





Views of the old village Windmill

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Energy Performance Certificate



2, Conery Gardens, Whatton, NOTTINGHAM, NG13 9FD

Dwelling type: Detached bungalow
 Date of assessment: 28 July 2017
 Date of certificate: 28 July 2017
 Reference number: 8804-1785-1929-7426-0333
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 123 m²

Use this document to:

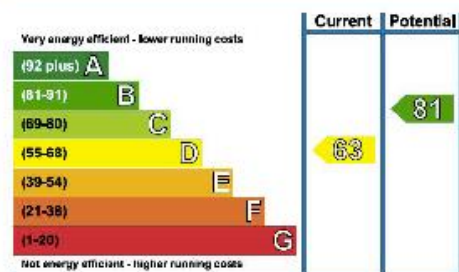
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,465
Over 3 years you could save	£ 951

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 210 over 3 years	
Heating	£ 2,292 over 3 years	£ 2,037 over 3 years	
Hot Water	£ 822 over 3 years	£ 258 over 3 years	
Totals	£ 3,465	£ 2,514	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 102	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 285	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 165	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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 4th August 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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