

FOR SALE

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**14 FROME GARDENS, BINGHAM
NOTTINGHAM NG13 8YJ**

£315,000



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

14 FROME GARDENS, BINGHAM, NOTTINGHAM NG13 8YJ

This stunningly presented, modern four bedroom detached family home is located on the miller development with open aspects to the front and a private rear garden. The property has undergone numerous decorative upgrades and is ready for a family to move straight into! The property still has 5 years NHBC warranty remaining.

Bingham offers a wealth of public amenities including shops, pubs, restaurants, health centre, dentists, leisure centre with railway station with links to Nottingham and Grantham.

Enter the property into the spacious entrance hall with study, separate lounge, downstairs W.C. and there are stairs leading to first floor level. Leading from the hallway is the generously proportioned kitchen & dining room that forms the very heart of this stylish home. With contemporary styled floor and wall mounted kitchen units with gas hob and electric oven with brushed steel extractor above. A door leads into the Utility Room with a further door leading out to the rear.

To the first floor, and accessed from the central landing area the property has a spacious master bedroom with a large contemporary styled en-suite shower room comprising a cubicle shower, pedestal sink and WC. The family bathroom comprises a panelled bath with shower over, WC and pedestal sink. Additionally to the first floor are three further bedrooms and open views to the front over the landscaped and planted area and to the rear.



A wonderful family garden with plenty of sunshine and a large patio area – perfect for al fresco dining during those balmy summer evenings.



Open outlook to the front and already planted out in places - perfect for those who enjoy a little greenery!

To the exterior the property has a driveway giving access to the detached single garage to the rear. To the rear, the property has a family garden with a patio for those who enjoy al fresco dining during those balmy summer months.

DIRECTIONAL NOTE: From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn second left into Frome Gardens. Follow the road as it swings left and then follow Frome Gardens and the property can be found on the right hand side.

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Ground Floor

room dimensions:

lounge	3.454m x 5.018m	11'4" x 16'6"
kitchen	2.968m <small>max</small> x 3.404m	9'9" x 11'2"
dining	3.404m x 3.332m	11'2" x 10'3"
study	1.801m x 2.756m	5'11" x 9'1"
utility	1.628m x 1.967m	5'4" x 6'5"
wc	1.801m x 1.000m	5'11" x 3'3"

* Plots are a mirror-image of plans shown above.



First Floor

room dimensions:

master bedroom	3.454m x 3.250m <small>max</small>	11'4" x 10'8"
en-suite	2.154m <small>max</small> x 1.800m <small>max</small>	7'1" x 5'11"
bedroom 2	2.768m x 3.856m <small>max, w/closet</small>	9'1" x 12'8"
bedroom 3	3.002m <small>max</small> x 3.404m <small>max</small>	9'10" x 11'2"
bedroom 4	2.429m x 3.000m	8'0" x 9'10"
bathroom	2.619m x 2.000m	8'7" x 6'7"

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



RECEPTION HALL

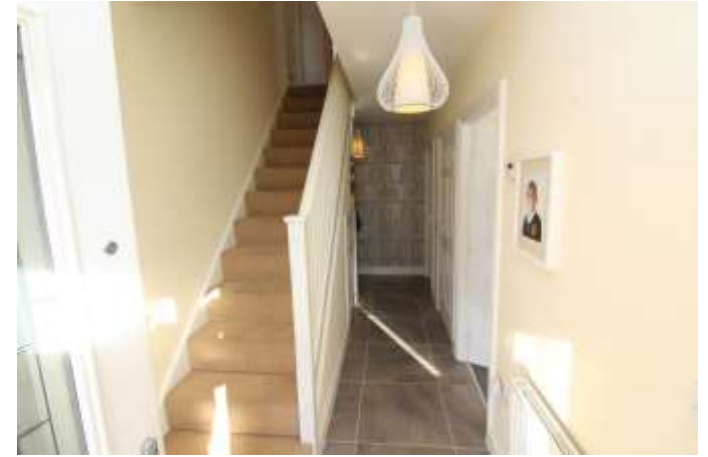
A UPVC Double glazed door leads into a bright and airy hall with staircase to the first floor and under stairs cupboard. There is a central heating radiator and tiled flooring throughout.

CLOAKROOM

With two piece suite comprising low flush W.C. and pedestal wash hand basin with a central heating radiator and wood effect lino flooring.

STUDY / PLAYROOM

Dual aspect UPVC double glazed windows overlooking a lovely landscaped green recreational area and central heating radiator. This room is currently being used as a study but could also be used as a playroom to clear away the toys.





LOUNGE

With feature electric fire and surround, double glazed windows to the front and into the garden, this cosy room has enough space for all of the family with carpeted flooring and central heating radiator.

DINING AREA

A great space for entertaining, perfect for the festive season! There is a UPVC Double glazed French door to the rear garden, wood effect flooring and a central heating radiator





KITCHEN

This is a plenty of preparation space with roll edged work surfaces and a mixture of wall and base units. There is an integrated electric oven, gas hob with hood over, an integrated dishwasher and inset single sink with drainer. A large double glazed window floods the room with light, there is also recessed down lighting and a tiled flooring with a door to the

UTILITY ROOM

There is space for a washing machine and separate tumble dryer and also rear access through a double glazed door



FIRST FLOOR LANDING

MASTER BEDROOM

This room can comfortably hold a super king bed with space around and it has fitted wardrobes. There is a UPVC double glazed window to the front, radiator and a door through to;

EN-SUITE SHOWER ROOM

A perfect complement to the master bedroom, it has an shower enclosed cubicle with complimentary tiles, a pedestal hand wash basin and low level W.C. With a UPVC obscured double glazed window and central heating radiator finished off with Laminate wooden flooring.



Beautiful En-suite shower room





Bathroom

RECENTLY UPDATED BATHROOM

Perfect for the all of the family to share, there is a panelled bath with glass screen and shower over, a pedestal hand wash basin and low level WC. A UPVC obscured double glazed window looks to the side and there is a central heating radiator all tied in with a wood effect lino flooring.

BEDROOM 2

A double bedroom with duel aspect UPVC double glazed windows overlooking a lovely landscaped green recreational area to the front and central heating radiator.

BEDROOM 3

A double bedroom with UPVC double glazed window overlooking a lovely landscaped green recreational area to the front and central heating radiator.

BEDROOM 4

This room isn't the regular sized box room. There is space for a bed and other furniture and also. A UPVC double glazed window overlooks the rear garden and it has a central heating radiator.



Bedroom 4



Bedroom 3



Bedroom 2



The open aspect area to the front

OUTSIDE

To the front of the property there is an open plan area which is already planted with sapling trees – a wonderful outlook for those who enjoy greenery!

To the rear of the property is a driveway providing ample off road parking and leading to a single garage with power and light. To the rear is a lawned garden with a large area of patio for those who enjoy al fresco dining during those balmy summer evenings.



Energy Performance Certificate

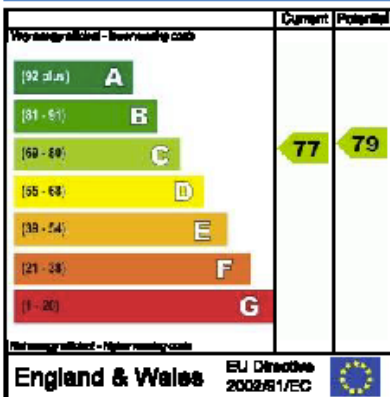


14, Frome Gardens
Bingham
NOTTINGHAM
NG13 8YJ

Dwelling type: Detached house
Date of assessment: 28 September 2011
Date of certificate: 28 September 2011
Reference number: 2286-8052-8381-6700-6220
Type of assessment: SAP, new dwelling
Total floor area: 122 m²

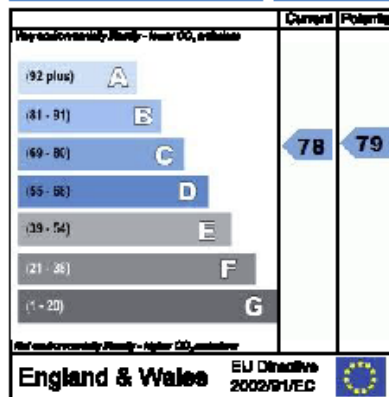
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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	119 kWh/m ² per year	113 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.6 tonnes per year
Lighting	£100 per year	£57 per year
Heating	£418 per year	£424 per year
Hot water	£105 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

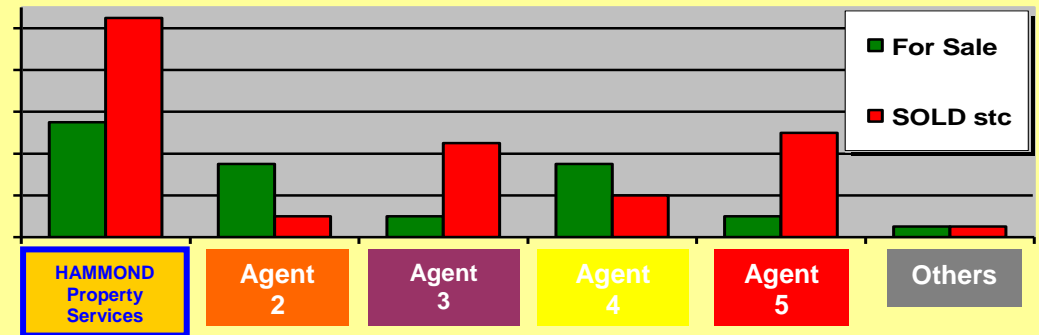


Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 612 612 or visit www.energysavingtrust.org.uk

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 2015



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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