

**FOR SALE**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottingham  
NG13 8AR

Tel: (01949) 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**12 HENSON LANE, UPPER SAXONDALE  
RADCLIFFE ON TRENT, NOTTINGHAMSHIRE NG12 2JR**

**£295,000**



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

## 12 HENSON LANE, UPPER SAXONDALE RADCLIFFE ON TRENT, NOTTINGHAMSHIRE NG12 2JR

This substantial 3 bedroom semi-detached family home with very spacious accommodation is ideally situated within a very sought after location; a lovely 'breath of fresh country air' feel to the whole area. Indeed it is a very relaxing environment in which to live and yet it is just a few minutes from the A52 & A46 – two of the most important roads in the area – allowing very easy access to Nottingham, Leicester, Newark and also Grantham which provides fast access to London King's Cross Station in just over an hour. What could be better for the busy executive? – peace and tranquillity coupled with national road, rail and air links close at hand at East Midlands Airport!

A spacious area of block paving parking to the front gives access to an entrance door into the attractive hallway with a downstairs W.C. The 3 main reception rooms include separate sitting room with open fireplace, large dining room with further open fireplace and a light and airy conservatory overlooking the manicured, very private and landscaped rear garden - ideal for those who enjoy privacy and al fresco dining with friends and family during those balmy summer evenings. The kitchen is perfectly positioned and overlooks the dining area.

The first floor accommodation matches the quality of the ground floor... a spacious landing area gives access to 3 'chunky' double bedrooms (ideal for the growing family) and a main family bathroom.



*It's what everyone is looking for... call us now to arrange your own viewing.*



*Is this the best landscaped garden at this price range?  
With plenty of privacy and an outlook that changes with the seasons.*

The gardens are a sheer delight... landscaped with a private patio and a raised seating area, so, whether it is the afternoon cup of tea and cake... or the final drop from a bottle of Merlot... you and your family (and numerous friends) will enjoy the relaxing view across the rear garden.

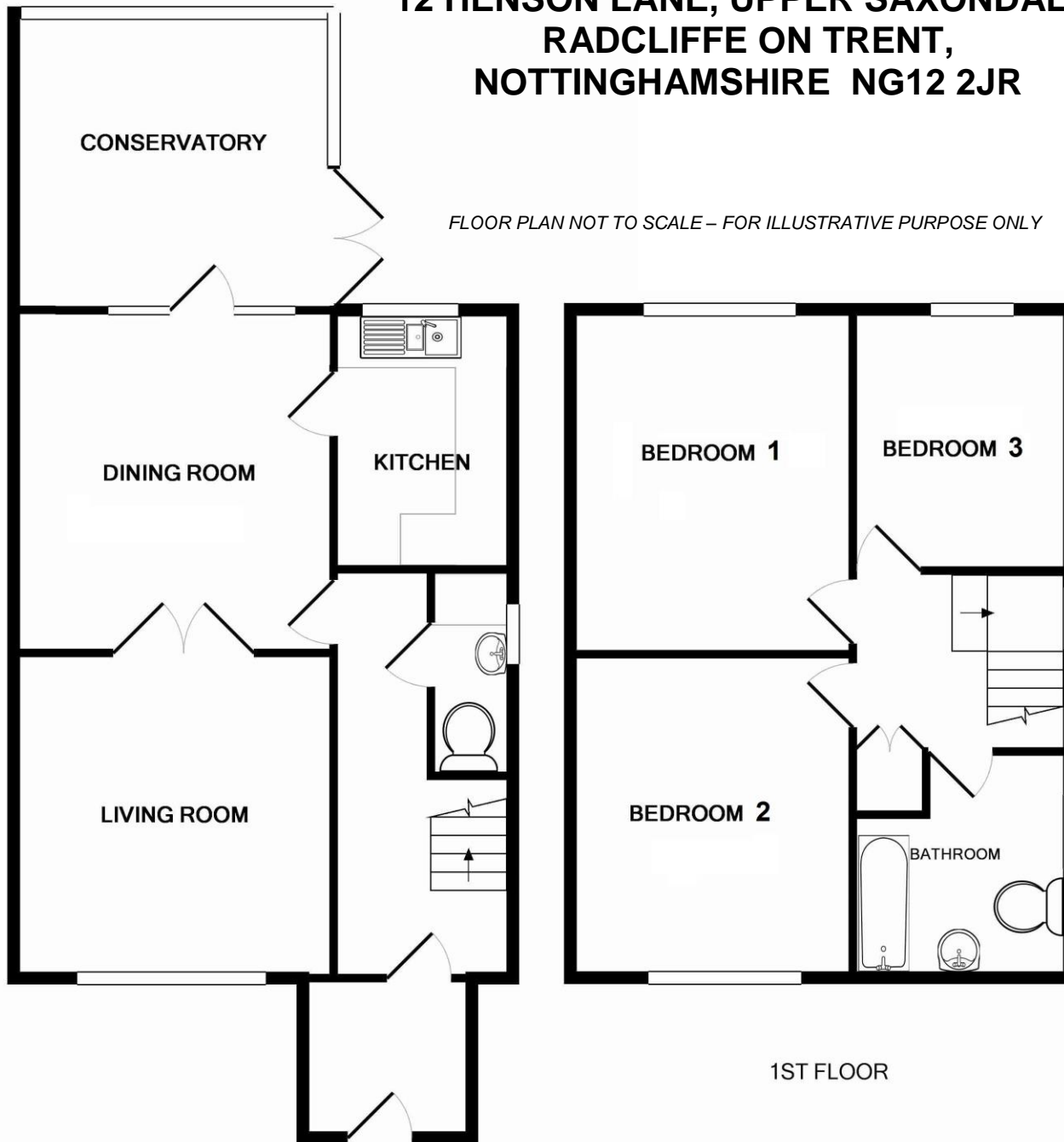
Upper Saxondale is close to the village of Radcliffe on Trent with its excellent amenities and schools as well as train services. It is surrounded by parkland and quiet country walks with three tennis courts, clubhouse, bowling and games area.

Shopping and schooling for all age groups also exist in the nearby Market Town of Bingham. Leisure facilities are also available in Bingham and endless hours of leisurely walks can be enjoyed around the villages in the Vale of Belvoir as well as the enjoyment of the numerous local hostelryes!

**HOW TO FIND NUMBER 12:** 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. Continue until reaching Saxondale island. Take the first exit as directed to Cropwell Bishop and Cropwell Butler. Turn first right into Henson Lane where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

**12 HENSON LANE, UPPER SAXONDALE,  
RADCLIFFE ON TRENT,  
NOTTINGHAMSHIRE NG12 2JR**

*FLOOR PLAN NOT TO SCALE – FOR ILLUSTRATIVE PURPOSE ONLY*



1ST FLOOR





Part glazed entrance door through to

**PORCH** with lead glazed windows, quarry tiled floor, door to

**RECEPTION HALL** with stairs to the first floor. Central heating radiator.



**UTILITY / CLOAKROOM** Low flush W.C. and wash hand basin. Window. Plumbing for automatic washing machine and dryer.



**DINING ROOM** 14'0 x 13'0 with timber panelled door and flooring. Open fireplace with cast iron surround and feature tiling. Picture rail. French door with side windows leading to the air conditioned conservatory. Central heating radiator.





**SITTING ROOM** 12'8' x 11'0

Brick fireplace with feature surround. Central heating radiator. Dado rail. Double glazed window with leaded lights.





**CONSERVATORY** Solid timber effect flooring, uPVC double glazed roof and windows to the side and rear with double doors to the patio area. Wall lights. The conservatory is served by a wall mounted air conditioning unit which ensure its comfortable use for 365 days a year!

**KITCHEN** 9'6 x 6'8 Work surfaces to three sides and light coloured cupboards under and over. One and half bowl sink unit with mixer tap with side drainer. Fitted dishwasher. Fitted cooker with extractor hood over. Large window overlooking the patio area of the private rear garden. Tiled flooring.





**LARGE LANDING** with access to the loft. Large airing cupboard with storage over. Timber panelled doors to all rooms.



**BATHROOM** Timber panelled door. White suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C., central heating radiator. Window.





**BEDROOM 1** 14'3 x 10'3 Timber panelled door. Large window with views over the very private rear garden. Central heating radiator. Built in eaves storage.







Bedroom 3

**BEDROOM 2** 11'0 x 10'6 Timber panelled door, stripped flooring. Double glazed window to the front elevation. Central heating radiator.

**BEDROOM 3** 10'6 x 9'3 Timber panelled door. Large window to the side elevation. Laminate flooring. Central heating radiator.





**OUTSIDE** To the fore of the property is an open plan block paved driveway with private parking for 4 vehicles and a side planting area for mature shrubs.

To the rear is a large patio area leading from the conservatory. A further raised timber decking area provides the perfect place to enjoy both an afternoon cup of tea and cake... or the final drop from a bottle of Merlot at the end of the evening... and from which you and your family (and numerous friends) will enjoy the relaxing view across the rear garden. There is a brick outbuilding with power points, lighting and window to the rear.





OUTSIDE The extremely private rear garden is simply stunning... a sheer delight... landscaped with a patio area, central and colourful wild flower bed, well-tended and raised vegetable plot, mature shrubs and numerous trees... with plenty of foliage throughout the year providing tremendous privacy!



## Energy Performance Certificate



12, Henson Lane, Radcliffe-on-Trent, NOTTINGHAM, NG12 2JR

Dwelling type: Semi-detached house      Reference number: 0658-0022-7213-4456-8924  
 Date of assessment: 05 July 2016      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 05 July 2016      Total floor area: 88 m<sup>2</sup>

### 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: **£ 3,609**

Over 3 years you could save **£ 1,530**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 182 over 3 years	
Heating	£ 2,814 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 429 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 3,609</b>	<b>£ 2,079</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(82 plus) **A**  
 (81-81) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**

Not energy efficient - higher running costs

Current	Potential
52	103

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).

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

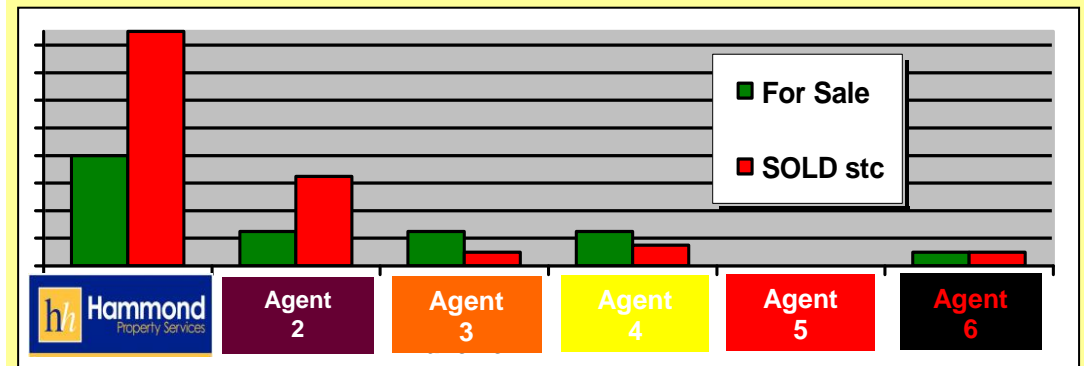
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 96	✓
2 Internal or external wall insulation	£1,000 - £11,000	£ 087	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 147	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## Report from latest HAMMOND Property Services 'Board Meeting'

We carry out a regular "board count" 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 last board count for Bingham on 1st July 2016 which indicates that there are plenty of **SOLD** boards on properties but simply not enough **For Sale** – hence some amazing selling prices being achieved – **and we have agreed sales on more properties than all of the other agents added together!**



### 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**

#### Offices at:

**11 Market Place, Bingham, Nottingham NG13 8AR**  
**(01949) 87 86 85**

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)