

FOR SALE

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**In need of
full modernisation**

A 2 bedroomed detached COTTAGE on a substantial plot with south westerly facing and very sunny private rear garden – a rural and picturesque setting – with tremendous potential



Rear

**HOLLINS COTTAGE, LITTLE GREEN,
CAR COLSTON, NOTTINGHAMSHIRE NG13 8JH**

OFFERS IN EXCESS OF £300,000

The property will benefit from the following improvements

- | | | | |
|---------------------|-------------------------------------|--------------|-------------------------------------|
| New kitchen | <input checked="" type="checkbox"/> | New bathroom | <input checked="" type="checkbox"/> |
| New central heating | <input checked="" type="checkbox"/> | New wiring | <input checked="" type="checkbox"/> |
| New windows | <input checked="" type="checkbox"/> | New carpets | <input checked="" type="checkbox"/> |
| New décor | <input checked="" type="checkbox"/> | New ideas | <input checked="" type="checkbox"/> |
| More bedrooms? | <input checked="" type="checkbox"/> | New layout? | <input checked="" type="checkbox"/> |

Or further development / extensions... subject to planning permissions



View to the side



View to the front



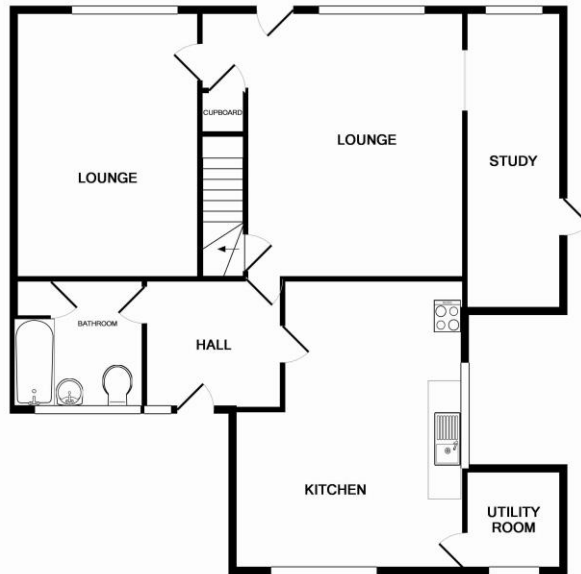
Selected as the best independent estate agent by Relocation Agent Network to represent them in the Bingham area

HOLLINS COTTAGE, LITTLE GREEN, CAR COLSTON, NOTTINGHAMSHIRE NG13 8JH

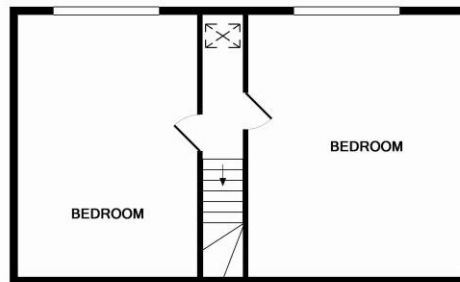
CHARMING DETACHED COUNTRY COTTAGE ENJOYING A LOVELY RURAL POSITION WITH FIELDS TO THE FRONT AND SIDE

OIL CENTRALLY HEATED INTERIOR REQUIRES A SYMPATHETIC SCHEME OF MODERNISATION AND UPGRADING TO CREATE A HOME OF CHARM AND CHARACTER. GRAZING RIGHTS TO THE COMMON LAND.

RARE OPPORTUNITY TO ACQUIRE A HOME WITHIN THIS DELIGHTFUL VILLAGE - ONE OF THE MOST SOUGHT AFTER IN THE AREA!



GROUND FLOOR



HOW TO FIND HOLLINS COTTAGE: From our Bingham Office the property may be approached by following the road round to the left into Newgate Street. At the T junction turn right into Kirk Hill. Proceed over the level crossing and continue until reaching the traffic island. Turn right onto the A46 as directed to Newark. Pass the turning on the left to East Bridgford. Turn right at the next island as directed to Car Colston. Continue into the village eventually bearing off left as directed to Screveton. Continue almost to the end of the village passing the chevrons. After approximately 500 yards turn right onto the gravelled track. Hollins Cottage will be found towards to the bottom on the right hand side.



Entrance door through to

HALLWAY 9'0 x 7'8 with window with views over the common land to the fore. Tiled floor. Central heating radiator.

BATHROOM with panelled bath, pedestal wash basin and low flush W.C., Window. Airing cupboard with hot water cylinder.

KITCHEN 18'0 x 12'0 with oil fired boiler serving the domestic hot water supply and central heating system. One and a half bowl sink unit with drawers and cupboards under. Plumbing for an automatic washing machine. Windows. Central heating radiator. Walk in Pantry.

DINING ROOM 15'0 x 13'0 with beamed ceiling. Full height brick fireplace. Central heating radiator. Double glazed window overlooking the garden. Door to the rear.

STUDY/PLAYROOM 17'3 x 5'6 with beamed pitched roof. Window. Door to the side.

LOUNGE 15'4 x 13'0 with beamed ceiling. Full height brick fireplace. Double glazed window overlooking the rear garden. Central heating radiator.

LANDING

BEDROOM 1 16'0 x 12'7 with period fireplace. Window. Central heating radiator.

BEDROOM 2 15'0 x 13'0 with window. Central heating radiator.

OUTSIDE The property stands well away from the road and boasts lovely open views across the common land to the fore. The rear garden is a major selling point for the property. It extends back in the region of 150 feet and measures approximately 70 feet wide. It is mainly laid to lawn with inset fruit trees and mature flower and shrub borders. There is a patio area enjoys lovely views over the garden.





Large hallway



KITCHEN 18'0 x 12'0 with oil fired boiler serving the domestic hot water supply and central heating system. One and a half bowl sink unit with drawers and cupboards under. Plumbing for an automatic washing machine. Windows. Central heating radiator. Walk in Pantry / Utility.





DINING ROOM 15'0 x 13'0 with beamed ceiling. Full height brick fireplace. Central heating radiator. Double glazed window overlooking the garden. Door to the rear.

STUDY/PLAYROOM 17'3 x 5'6 with beamed pitched roof. Window. Door to the side.





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BEDROOM 1 16'0 x 12'7 with period fireplace. Window. Central heating radiator.



Landing





LANDING

BEDROOM 2 15'0 x 13'0 with window.
Central heating radiator.



View from the landing window to the rear





OUTSIDE The property stands well away from the road and boasts lovely open views across the common land to the fore. The rear garden is a major selling point for the property. It extends back in the region of 150 feet and measures approximately 70 feet wide. It is mainly laid to lawn with inset fruit trees and mature flower and shrub borders. There is a patio area enjoys lovely views over the garden.



Open views to the front across the village Common land



Gravelled driveway from the road





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**All interested parties must register their genuine interest by completing this form to
enable further conversations**

First Name _____ **Surname** _____

Company Name (if applicable) _____

Address _____

Post Code _____

Telephone Numbers

Mobile _____ **Office** _____

Email address _____

Informal offer for the Freehold interest

Confirmation of Funding Options _____

Any more information? _____

To be returned to our office at

11 Market Place, Bingham, Nottingham NG13 8AR

Or by email to bingham@hammondpropertyervices.com