

**FOR SALE**

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**7 POPLAR CLOSE, BINGHAM,  
NOTTINGHAM NG13 8GX**

**£239,950**



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



# 7 POPLAR CLOSE, BINGHAM, NOTTINGHAM NG13 8GX

From a mere kerbside inspection it is impossible to fully appreciate the quality of this quite superb modern home which has been considerably enhanced by the addition of a ground floor extension to the rear.

The tastefully appointed gas centrally heated interior benefits from sealed unit double glazing. It has been decorated to a stylish contemporary design which gives the whole house a light and airy feel

The property is favourably located in a cul-de-sac and is also just a few minutes from the well regarded Carnarvon Primary School – a real bonus for those with young children!

If you are seeking a well-proportioned home featuring a high standard of finish have no delay in viewing 7 Poplar Close – it won't be available for long!

For those with young children there is a recreation ground and play park close by as well as the well regarded Carnarvon Primary School. Poplar Close is around ten minutes' walk from the shops within Bingham Market Place where there is also a regular bus service to Nottingham City Centre.



*A very large and westerly facing rear garden – so plenty of sunshine for those who enjoy al fresco dining during those balmy summer months.*

With sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.



For those not familiar with the area, Bingham is situated on the crossroads of the A46 & A52 which allow access to Nottingham, Grantham, Leicester and Newark. It is also on the edge of the Vale of Belvoir which provides endless hours of walks amongst the many villages, each with their own unique charm and character.

**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. Pass Dark Lane on the left. Turn next left into Willow Road. Follow the road round to the right. Turn left into Poplar Close where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.



*Reception hallway with solid oak flooring*

Double glazed entrance door through to  
**RECEPTION HALL** with solid oak flooring.  
Stairs to the first floor. Cloak cupboard.

**LOUNGE** 20'4 x 10'6 with double glazed patio door to the garden. Double glazed window. Central heating radiator. Feature inset fireplace with superior gas fire. TV point.







**KITCHEN** 11'0 x 10'6 Continuation of the solid wood flooring and fitted with a modern white and black kitchen comprising: high gloss white base and wall mounted units with a black granite effect roll top work surface, built-in dishwasher, two magic corner cupboards, under cupboard lighting, built-in stainless steel Neff double electric oven and grill, stainless steel Neff four ring gas hob with stainless steel splash back and stainless steel Neff chimney style extractor fan over, space for fridge freezer, one and a half stainless steel sink and drainer with mixer tap, contemporary black brick effect ceramic tiling to splash backs and preparation areas, inset ceiling spot lights, wall mounted gas central heating boiler and solid oak flooring..







**DINING AREA** 11'9 x 7'8 with double glazed window. Central heating radiator. Solid oak flooring. Double glazed doors to the garden.

**CLOAKROOM** with two piece suite comprising low flush W.C. and wash hand basin. Tiled flooring and splash backs.



*The extra space so seldom found at this price range...*





**LANDING** with airing cupboard. Access to the loft space. Double glazed window.

**BEDROOM 1** 12'0 x 10'8 with double glazed window. Central heating radiator. Fitted wardrobes and bedside tables.

**BATHROOM** with a three piece white suite comprising: P-Shaped bath with fitted chrome shower and central mixer tap, inset unit with low level W.C., silver push button flush and wash hand basin, stainless steel vertical heated towel rail, inset display alcove with inset light, tiling to all wall in a large white ceramic tile with feature dark grey elongated tiles to the shower wall, slate effect ceramic tile flooring, inset ceiling spot lights and uPVC double glazed obscure glass window to the side elevation

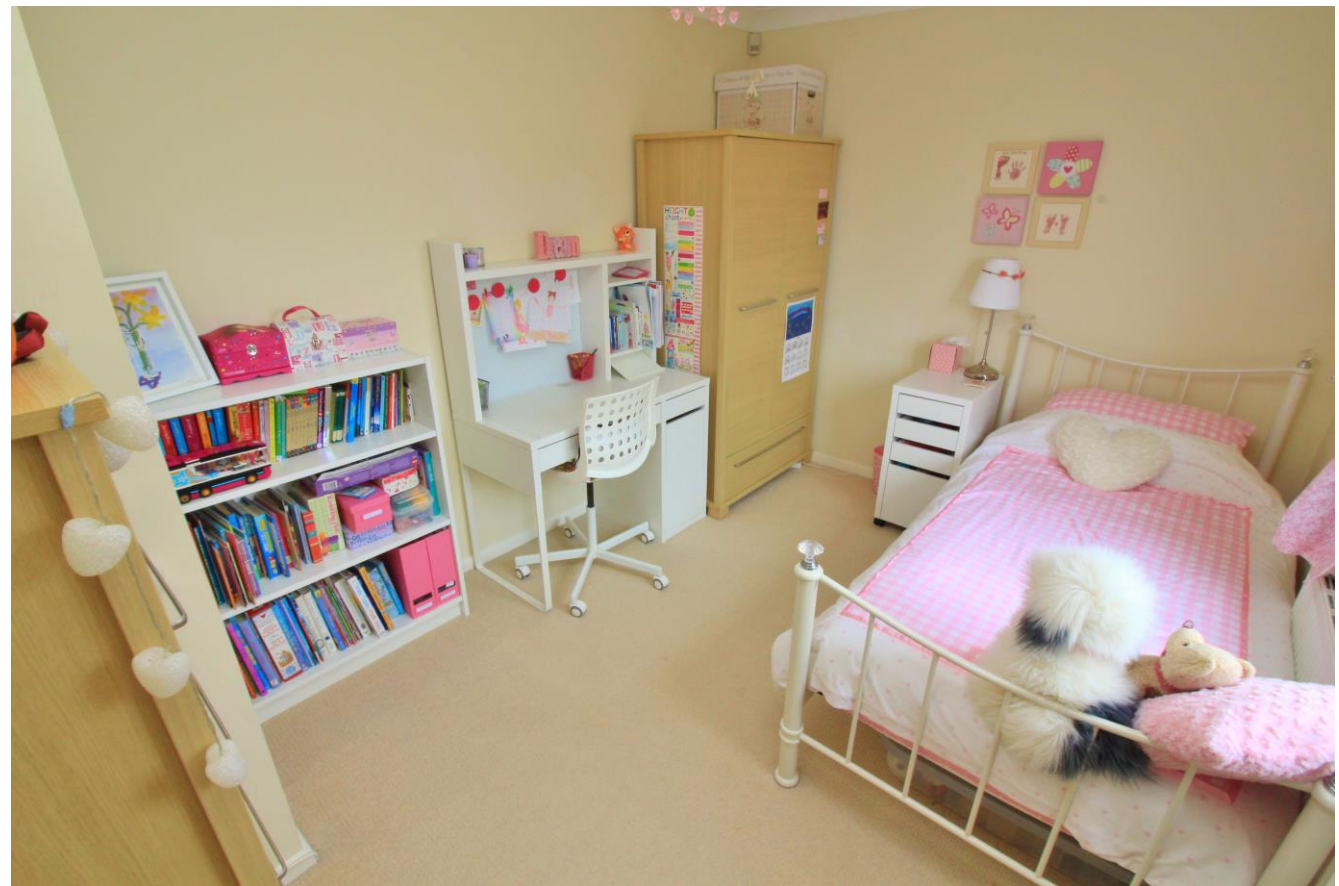






**BEDROOM 2** 12'0 x 9'0 with double glazed window. Central heating radiator.

**BEDROOM 3** 9'6 x 6'4 with double glazed window. Central heating radiator.







**OUTSIDE** To the fore of the property is an open plan lawned garden with flower borders. An adjacent double width driveway allows access to the larger than average GARAGE 31' x 9'9 with plumbing for an automatic washing machine, power and light. To the rear is a further lawned and fully enclosed garden which enjoys a good degree of privacy. Within the garden is a large patio area – perfect for those who enjoy al fresco dining during those balmy summer months.





## Energy Performance Certificate



7, Poplar Close, Bingham, NOTTINGHAM, NG13 8GX

Dwelling type: Detached house  
 Date of assessment: 30 August 2012  
 Date of certificate: 30 August 2012  
 Reference number: 0809-2810-7485-9372-5001  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 87 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:	£ 2,475
Over 3 years you could save	£ 501

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 144 over 3 years	
Heating	£ 1,878 over 3 years	£ 1,599 over 3 years	
Hot Water	£ 384 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,475</b>	<b>£ 1,974</b>	

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 Floor Insulation	£800 - £1,200	£ 141	
2 Low energy lighting for all fixed outlets	£40	£ 60	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 135	

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](http://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 5<sup>th</sup> 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**

#### Offices at:

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