

FOR SALE

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



**13 ST MARY'S ROAD, BINGHAM,
NOTTINGHAM NG13 8DX**

£239,950

13 ST MARY'S ROAD, BINGHAM, NOTTINGHAM NG13 8DX

A real gem! The best way to describe this really spacious and extended detached family home. The current owners will also be leaving behind the ideal family garden; which will be the envy of one lucky purchaser's family and friends - it's all southerly facing... so plenty of sunshine!.

It is both gas centrally heated and double glazed and the extended kitchen and family area should put this one at the top of your viewing list this weekend!

For those with young children there is a recreation ground and play park close by as well as the well regarded Carnarvon Primary School. St Mary's Road 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 southerly 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. As the road bends to the right turn continue straight ahead remaining into Long Acre East. Turn immediately left into Fosters Lane. Bear left then right into Rutland Road. At the T junction turn right into St Mary's Road where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.



Reception hallway with laminate flooring

ENTRANCE A uPVC double glazed front door with side panels leads into the entrance hall.

ENTRANCE HALL A lovely and welcoming entrance hall with original solid oak flooring, telephone point, central heating radiator, door to spacious under-stairs storage cupboard and doors to the Lounge and Kitchen/Diner.

LOUNGE 13'0 x 15'3 (3.93m x 4.62m) Open fireplace set onto a slate hearth with brick surround and solid wooden mantle over, coving to ceiling, wall light points, single radiator, television point and large uPVC double glazed window to the front elevation.



KITCHEN/DINER 13'6 x 19'0 (4.08m max. x 5.82m max.) Kitchen Area: Fitted with a delightful range of wooden base and wall mounted units with marble effect roll-top work surface over, lights under all but one of the wall mounted units, stainless steel sink and drainer with contemporary mixer tap, built-in electric fan assisted oven and grill, four ring stainless steel gas hob with stainless steel and glass chimney style extractor fan over, space and plumbing for washing machine, space for full sized fridge freezer, uPVC double glazed window to the rear elevation, a cupboard housing the wall mounted gas boiler and open through to the Dining Area.





DINING AREA Central heating radiator, television point, coving to ceiling and open through to the Family Room.

FAMILY ROOM 10'0 x 10'6" (3.07m x 3.21m)
A lovely, light and bright third reception room with large uPVC double glazed sliding patio doors leading out to the Rear Garden, television point and a double panel radiator.





FIRST FLOOR Landing with UPVC double glazed window to side elevation, airing cupboard housing the water cylinder, loft access and white panel doors to Bedroom and Bathroom accommodation.

BEDROOM 1 13'4 x 13'0 (4.06m x 3.98m)
Large uPVC double glazed window to front elevation, double panel radiator and coving to ceiling.

FAMILY BATHROOM Fitted with a three piece suite comprising: low level W.C., pedestal wash basin and panel bath with electric shower over, tiling to wet areas, wood effect cushion flooring, uPVC double glazed obscure glass window to the rear elevation and central heating radiator.





BEDROOM 2 13'0 x 12'0 (3.90m x 3.68m)
UPVC double glazed window to the rear elevation, television point and central heating radiator.



BEDROOM 3 9'2 x 9'0 (2.80m x 2.39m)
UPVC double glazed window to the front elevation and central heating radiator.





OUTSIDE To the front of the property, the garden is laid mainly to lawn with mature shrub borders and a driveway providing off street parking. Immediately to the rear of the property is a South-facing garden with a flagstone patio area ideal for entertaining and alfresco dining, leading onto a shaped lawn with an inset pebble bed and pond, timber built shed ideal for storage, large grass area, raised vegetable beds and enclosed to all sides.



Energy Performance Certificate



13, St. Marys Road, Bingham, NOTTINGHAM, NG13 8DX

Dwelling type: Detached house
 Date of assessment: 12 February 2016
 Date of certificate: 12 February 2016
 Reference number: 6728-3083-6232-4146-9994
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 101 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:	£ 2,739
Over 3 years you could save	£ 381

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 2,082 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 447 over 3 years	£ 267 over 3 years	
Totals	£ 2,739	£ 2,358	

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

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G

Not energy efficient • higher running costs



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).

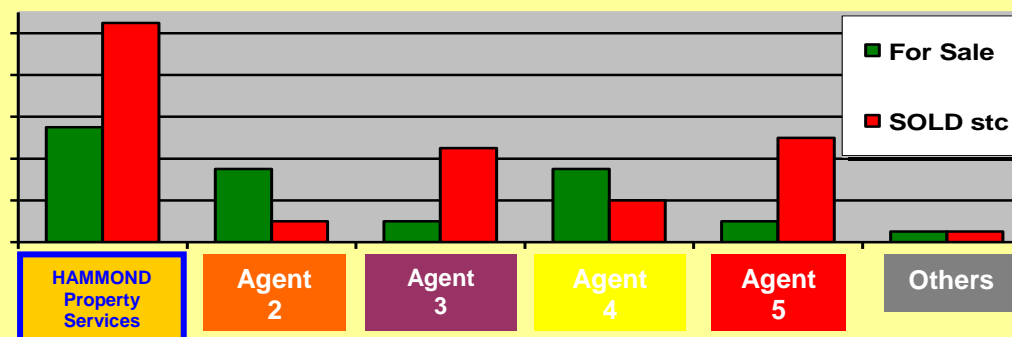
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 210	✓
2 Solar water heating	£1,000 - £6,000	£ 159	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 858	✓

To find out more about the recommended measures and other actions you could take today to save money, visit 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" 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 5th 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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