

**FOR SALE**

**01949 87 86 85**

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

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**5 STAINMORE GROVE, BINGHAM,  
NOTTINGHAMSHIRE NG13 8SF**

**£195,000**





## 5 STAINMORE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SF

Hammond Property Services are delighted to bring to the market this two bedroom semi detached home with off street parking on a lovely quiet cul de sac!

If you are a young family or professional couple seeking a fabulous home, which provides superior accommodation, make sure 5 Stainmore Grove is high up on your viewing list – you cannot fail to be impressed!

The property is ideally located for the A52 and A46 which allow access to the surrounding centres of Nottingham, Leicester, Newark and Grantham. It is also just a short journey to the Market Place where there are a wide range of shops and there is a local Bus Service at the end of the road for those who prefer a more sedate journey.

The property is situated just a few minutes' drive from Bingham Market Place where there is a good range of shops. The property is also handily placed for access to the A46 & A52. Also, close by, is the Leisure Centre which provides a whole host of sporting and leisure activities.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and most with a village pub!



### VIEWING APPOINTMENT

Date: \_\_\_\_\_

Time: \_\_\_\_\_

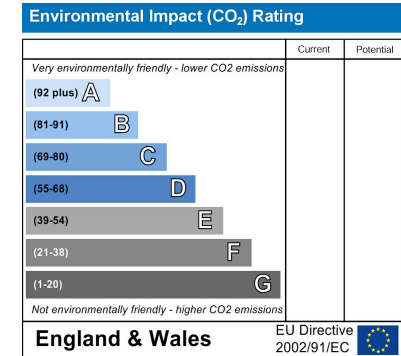
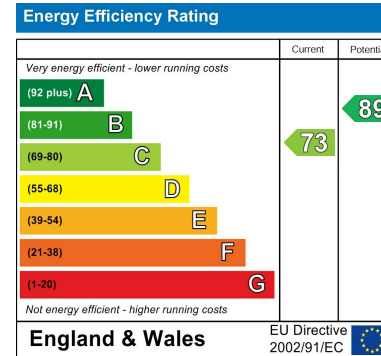
Meeting: \_\_\_\_\_

**DIRECTIONAL NOTE** 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. Follow the road round to the right. Pass Aldi on the right. Turn next right into Thoresby Road. At the T junction turn left. Turn first right into Stainmore Grove where this particular property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

**For Sat Nav use Post Code: NG13 8SF**

**Council Tax Band**

**B**







### **ENTRANCE**

Double glazed entrance door:

### **HALLWAY**

With a dog-leg staircase to the first floor, with large storage cupboard under. Central heating radiator and doors leading to the lounge and dining kitchen.

### **LOUNGE**

14'0 x 12'3 (4.27m x 3.73m)

From the entrance hall the lounge is to the rear, fitted UPVC sliding patio doors leading to the patio area of the very private garden and central heating radiator.







### **DINING KITCHEN**

14'0 x 8'0 (4.27m x 2.44m)

Fitted wall and base units with worktop over, stainless steel sink and drainer with mixer tap, two double glazed windows, central heating radiator, wall mounted Worcester gas fired boiler, part tiled walls, part cushioned flooring, space and fittings for single oven, fridge freezer and washing machine.





## **LANDING**

With loft access and airing cupboard for additional storage.

## **BEDROOM ONE**

14'0 x 12'6 (4.27m x 3.81m)

A larger than average room with a double glazed window overlooking the rear garden and a central heating radiator. Built in storage cupboard / wardrobe.

## **BEDROOM TWO**

14'0 x 8'3 (4.27m x 2.51m)

Double glazed window overlooking the front elevation and a central heating radiator.

## **BATHROOM**

Three piece suite comprising fitted bath with Mira electric shower over, fitted hand basin and low flush W.C., central heating radiator, tiled walls, cushioned flooring, double glazed obscure window.







**OUTSIDE**

To the front and side, the property is block paved for easy maintenance and parking for 2/3 cars. To the end of the drive there is a garage with an up and over door with power and lighting. The fully enclosed rear garden which is also low maintenance paving, includes a suntrap patio area from the lounge doors and boundary fencing/brick wall. There is also lighting in the rear garden.







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## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED** or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Denise Hood** on **01949 87 86 90**



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**Then get one of these!!!**



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**Impressed by the quality of this brochure?**

**Does your property deserve to be promoted like this?**

**Please call this office on 01949 87 86 85**

**to arrange a suitable time for us to call out and to discuss what we do and how we do it!**