Hammond
Property Services

FOR SALE

01949 87 86 85

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

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NG13 8AR

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8 TANSY WAY, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8US

£500,000

8 TANSY WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8US

5 Bedrooms for the price of 4! If you are seeking a sensibly priced home of space, style and privacy… tucked well away from the A52 and within this prestigious David Wilson development, then look no further than this one!

This fine executive development boasts a justifiably high reputation within the area and provides a very pleasant environment for young families/professional couples. Within the development are a number of different property styles. This substantial home is, without doubt, one of the most popular designs as it provides accommodation tailor made for larger or extended families, with 5 double bedrooms (all with fitted wardrobes), as well as for those who enjoy entertaining and having friends to stay over.

The south-easterly facing, heavily landscaped and private rear garden is well matched by an equally well proportioned gas centrally heated and double glazed interior which enjoys the attractive modern feature of a family / dining area off from the kitchen which considerably enhances the already typically spacious David Wilson ground floor living area.... and retains a further more formal dining room and a spacious lounge.

Priced to secure a speedy sale, we are expecting a significant amount of interest... when do you wish to view? 01949 87 86 85.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

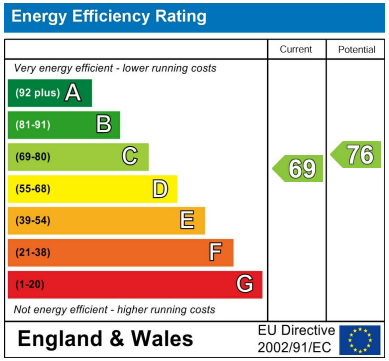
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

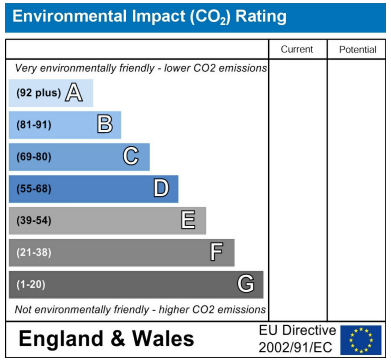
The Town enjoys a wonderful range of supermarkets and independent shops, eateries, coffee houses, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, new leisure centre and a library.

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Proceed through the traffic lights into Nottingham Road. Passing Aldi on your right and Meadowsweet Hill on the left, turn next left into Mallow Way and follow the bend to the left, taking the left turn into Tansy Way and this property will then be found on the right hand side, identified by our Hammond Property Services For Sale board.

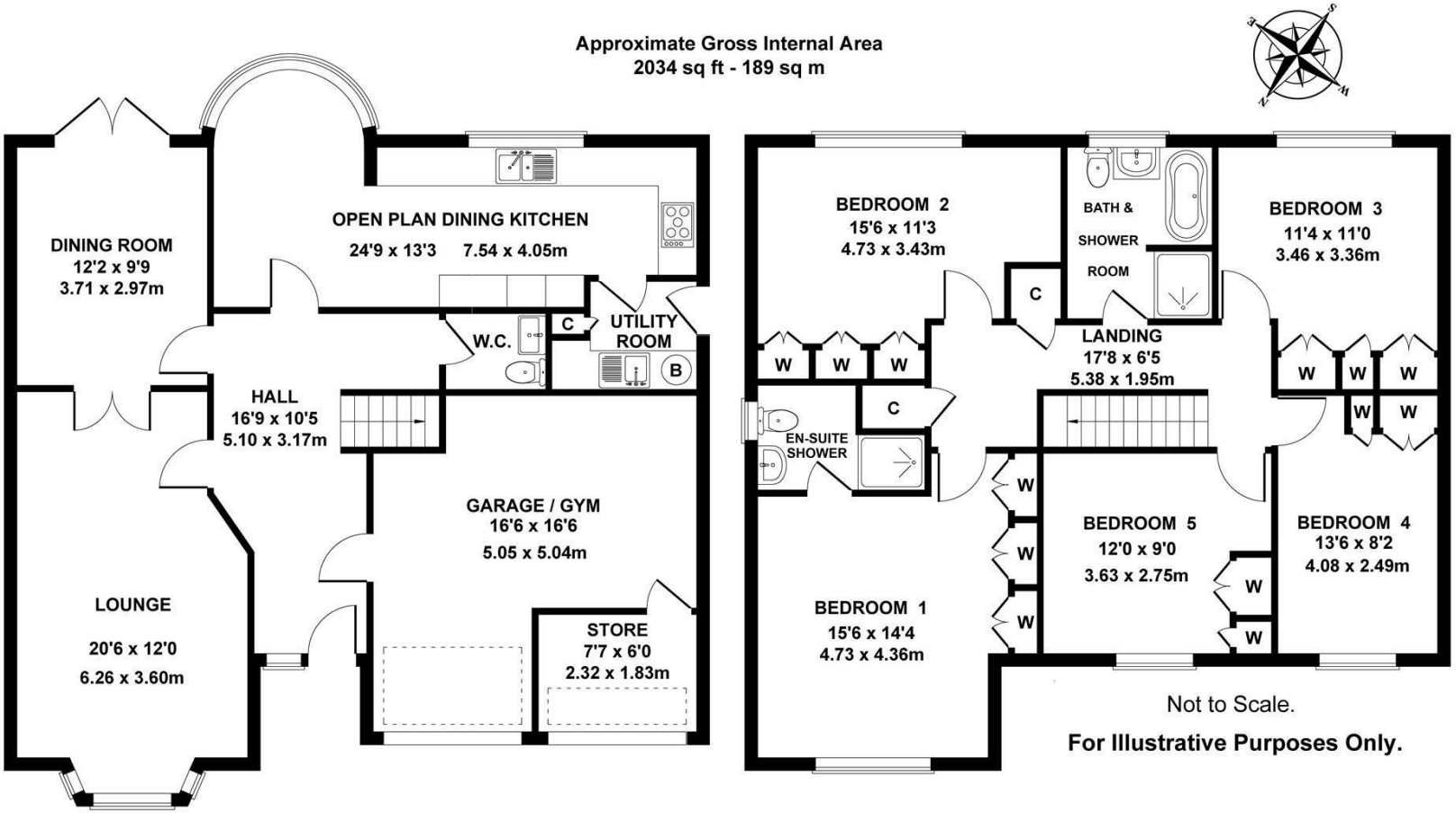
For Sat Nav use Post Code; **NG13 8US**

Council Tax Band **F**





Approximate Gross Internal Area
2034 sq ft - 189 sq m



Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages. For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

For more details, email **sponsorship@hammondpropertyservices.com**

Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

Double glazed entrance door with side window leading into the

RECEPTION HALLWAY
16'9 x 10'6 (5.11m x 3.20m)
with Amtico oak effect flooring, central heating radiator with cover, stairs to the first floor, internal door to the garage and doors to the lounge, dining room, kitchen and W.C.

LOUNGE
20'6 x 12'0 (6.25m x 3.66m)
uPVC double glazed bay window to the front, central heating radiators, feature remote control premium gas fire within natural stone fireplace. 'Swing back' multipaned double doors into the dining room.

OPEN PLAN DINING KITCHEN

24'9 x 13'3 (7.54m x 4.04m)

A modern fitted kitchen comprising shaker-style wall and base units with a sparkling white Quartz work-surface with matching upstands, incorporating a one and a half bowl sink unit with a stainless steel mixer tap and overlooking the private rear garden. Eye-level fitted Zanussi double oven with storage above and below, 5 ring induction hob with extractor hood over. A built-in fridge / freezer and plumbing for a dishwasher (the owners have a matching front panel for anyone wishing an integrated unit). Further glass fronted display units with soft lighting, recessed LED lighting with dimmer switch control, ample power sockets with USB connections, LVT flooring and door to;

UTILITY ROOM
Matching fitted base units with a work surface incorporating a sink unit, space for a washing machine and a tumble dryer, tile effect flooring, wall mounted gas fired boiler and a uPVC double glazed door to the side.

DINING ROOM
12'2 x 9'9 (3.71m x 2.97m)
uPVC double glazed double doors to the rear garden, Amtico wood effect flooring and a central heating radiator.

DOWNSTAIRS W.C. / CLOAKROOM
Extra height W.C., wash hand basin with cupboard under, extractor fan, attractive tiled feature-wall and a central heating radiator. A continuation of the Amtico wood-effect flooring.

GALLERIED LANDING
Doors to the bedrooms and to the bathroom, access to the loft, central heating radiator and an airing cupboard housing the recently replaced modern vented high-capacity hot water cylinder and a further storage cupboard.

BEDROOM 1
15'6 x 14'4 (4.72m x 4.37m)
with a central heating radiator and a double glazed window overlooking the front garden. Built-in wardrobes.

EN-SUITE SHOWER ROOM
A modern fitted suite comprising a shower enclosure with a mains fed shower, wash hand basin, low level WC, chrome heated towel rail, extractor, spot lights, electric shaver point, uPVC double glazed opaque window to the side, fully tiled walls and floor.

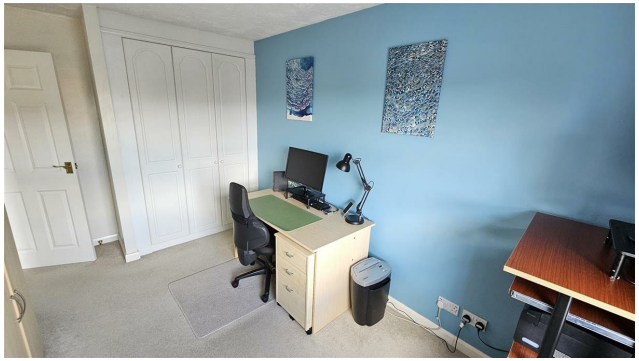
BEDROOM 2
15'6 x 11'3 (4.72m x 3.43m)
with a central heating radiator and a double glazed window overlooking the rear garden. Built-in wardrobes.

FAMILY BATHROOM
A half-tiled room with a four piece bathroom suite comprising of a shower enclosure, a double-ended free standing bath, wash hand basin with drawer under, a low level WC, chrome towel radiator, extractor and a uPVC double glazed opaque window to the rear.

BEDROOM 3
11'4 x 11'0 (3.45m x 3.35m)
with a central heating radiator and a double glazed window overlooking the rear garden. Built-in wardrobes.

BEDROOM 4
13'6 x 8'2 (4.11m x 2.49m)
with a central heating radiator and a double glazed window overlooking the front garden. Built-in wardrobes.

BEDROOM 5
12'0 x 9'0 (3.66m x 2.74m)
with a central heating radiator and a double glazed window overlooking the front garden. Built-in wardrobes.



OUTSIDE - FRONT

To the front of the property is a lawn and well stocked border with plants and shrubs. A double width driveway provides plenty of parking for the growing family - with the lawn area giving you the option of further parking. The driveway leads to the spacious double garage with two separate up and over doors, laid with laminate flooring and with a closed-off box room for secure storage. There is gated access at the side leading to the rear garden.

OUTSIDE - REAR

The landscaped rear garden has been created to enable 5 separate areas from which to enjoy the privacy... the table and chairs for the morning coffee, elevenses is taken care of in a more shaded area whilst the main al fresco dining takes place on the extended area of patio, the afternoon cup of tea can be taken in the shade whilst the last drops of Merlot can be enjoyed in the sunshine, as the day comes to an end. and the sun sets over neighbouring roof tops. Purpose built garden shed... a very useful additional storage space.

Mainly laid to lawn with pathways and stone chippings, with mature borders for plants and shrubs providing both the colour and texture. An outside tap has sensibly been provided as well as security sensor lighting.