



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

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

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**28 MILBURN GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8SP**

**£975 PER MONTH**

## 28 MILBURN GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SP

The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round, and has recently been refurbished to a high standard, featuring new carpets and modern resprayed kitchen units.

Externally, the property offers the significant advantage of off-road parking, a large detached garage, and a generous rear garden, providing excellent outdoor space for relaxing and entertaining. This attractive home is ideally suited to professional couples, small families, or those looking to enjoy a well-connected market town location.

Bingham offers an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, traditional pubs, a medical centre, pharmacies, dentists, a leisure centre and a library. The town also hosts a popular weekly market every Thursday. For those travelling further afield, Bingham benefits from regular bus services and nearby rail connections to Nottingham and Grantham, making it an ideal location for both commuters and families alike.

Contact Hammond Property Services today to arrange a recommended early viewing of this stunning home.

01949 878 690

[Rentals@hammondpropertyservices.com](mailto:Rentals@hammondpropertyservices.com)

**TENANT FEES:** Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment.

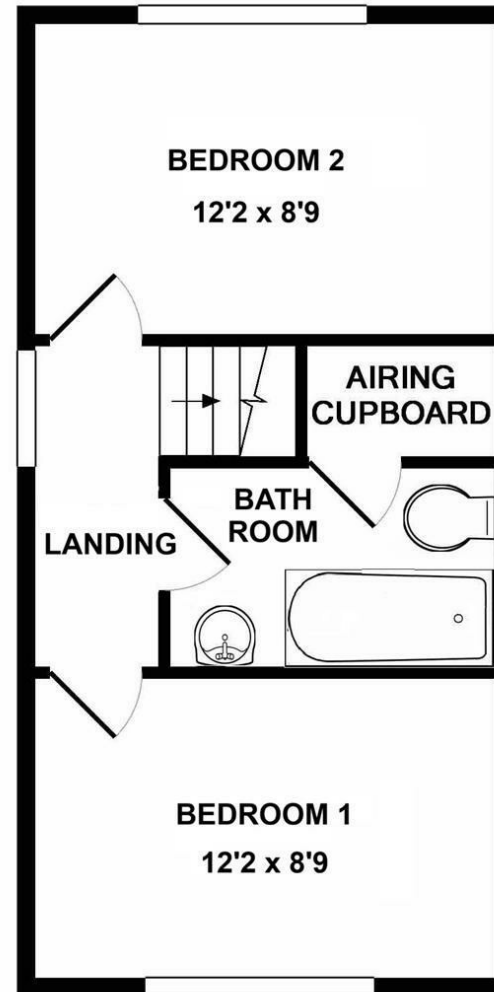
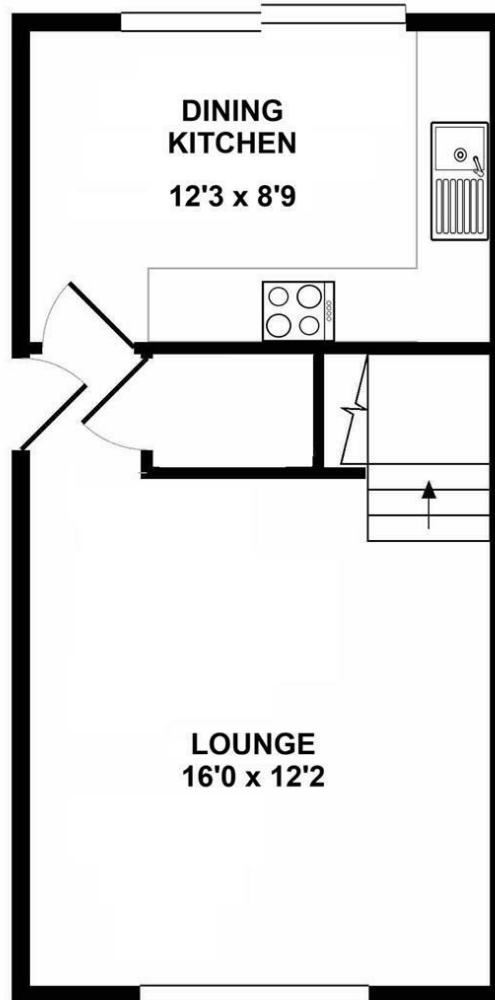
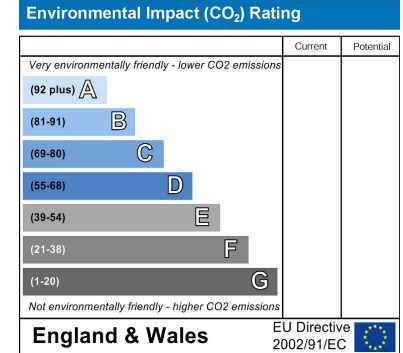
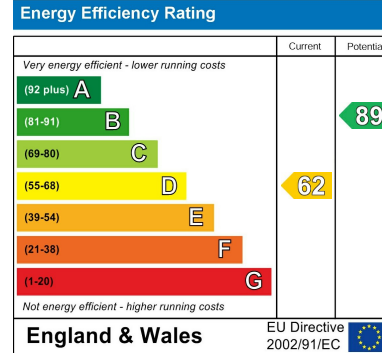


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Garden Road and Thoresby Road on the right. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road, passing Langdale and Grizedale Grove on the left, take the next left into Milburn Grove where the property will then be found on the right hand side and is clearly denoted by the HAMMOND Property Services For Sale sign.

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

**Council Tax Band**

**B**



# 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](mailto: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](http://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

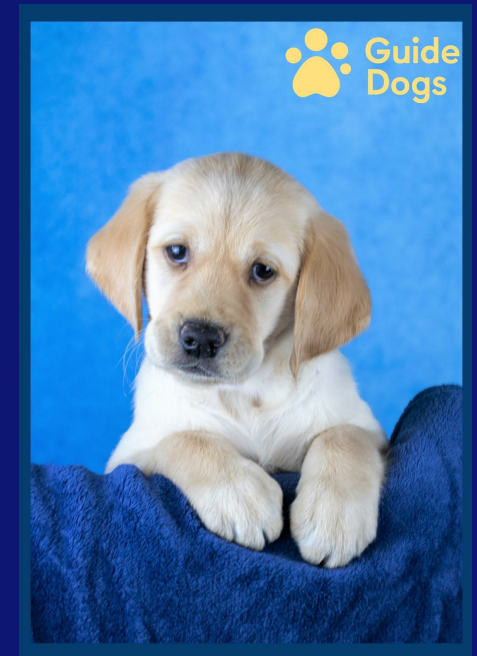
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 side entrance door through to  
**HALLWAY**  
with under stairs space. Doors to both lounge and dining kitchen.

**LOUNGE TO THE FRONT**  
16'0 x 12'2 (4.88m x 3.71m)  
with two central heating radiators and a double glazed window overlooking the front. Feature fireplace.

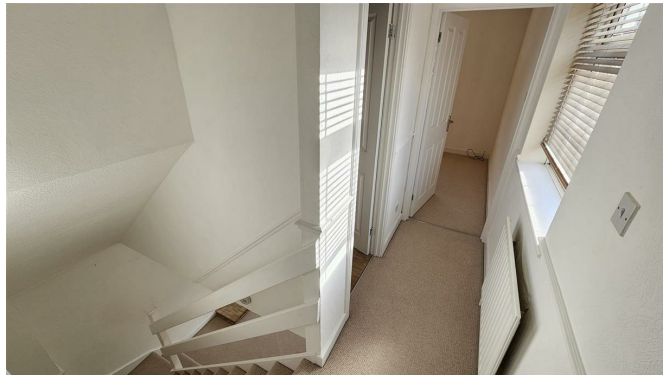




### **DINING KITCHEN**

12'3 x 8'9 (3.73m x 2.67m)

with L shaped work surface with drawers and cupboards under. Wall mounted cupboard units. Plumbing for a washing machine or a dishwasher, space for a fridge and freezer. Complementary tiling. Double glazed patio doors onto the extensive patio area. Wall mounted gas fired boiler serving the domestic hot water supply and central heating system. Central heating radiator. Wood effect flooring. Four ring gas hob and a double electric oven.





**LANDING**

with a double glazed window to the side. Central heating radiator. Access to the loft.

**BEDROOM 1**

12'2 x 8'9 (3.71m x 2.67m)

with a central heating radiator and a double glazed window overlooking the front. Fitted wardrobes with both sliding and a mirror fronted door.





**FULLY TILED BATHROOM**

with a three piece white suite comprising a low flush W.C. pedestal wash hand basin, a panelled bath with a wall mounted shower handset over and pivot screen, a central heating radiator and an extremely large and useful airing cupboard.

**BEDROOM 2**

12'2 x 8'9 (3.71m x 2.67m)

with a central heating radiator and a double glazed window overlooking the rear garden.





#### **OUTSIDE - FRONT**

The property benefits from off road parking for three vehicles on the driveway that leads to the detached garage. An easy to maintain garden area at the front contains mature shrubs and a spacious lawn.

#### **OUTSIDE - REAR**

The larger than average and very private rear garden incorporates gated side access from the driveway, an extended area of patio which is perfect for those who enjoy al fresco dining during those balmy summer evenings. With a raised garden area, mature shrubbery and trees to the fully enclosed and fenced boundaries. To the detached garage is an up and over door to the front and a door providing access to the side.







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01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:  
First Time Buyers  
Home Movers  
Re-mortgages  
Buy to Lets - inc HMOs

Protection for:  
Life  
Critical Illness  
Income Protection

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

Are you a landlord?

We have several options, including

**FULLY MANAGED, RENT COLLECTION or LET 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.

Please call **Denise Campbell** on **01949 87 86 90**

**h Hammond**  
Property Services

**LET BY**

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

**h Hammond**  
Property Services

**SOLD**  
SUBJECT TO CONTRACT  
**01949 87 86 85**  
www.hammondpropertyservices.com

← Want one of these???

**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!