

FOR SALE

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**12 WIDNALL DRIVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AR**

£340,000

12 WIDNALL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AR

A fabulous detached family home completed by Barratt Homes to their very popular Windermere design in 2020 with an enviable position and the most beautifully landscaped rear garden we have seen on this development. With a spacious lounge, a large open plan family / dining room, a utility room and a downstairs cloakroom, whilst to the first floor in the main bedroom with ensuite shower room, three further double bedrooms which are served by the family bathroom. The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the front, an electric charging point and an integral GARAGE.

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

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! Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. 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 current owners, the property is only a 20 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.

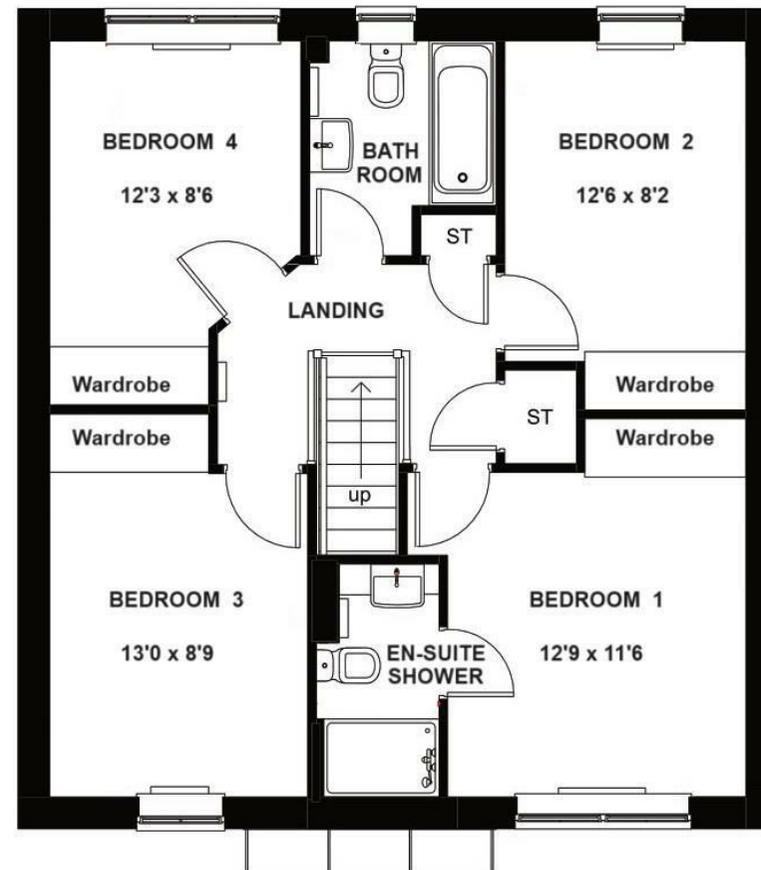
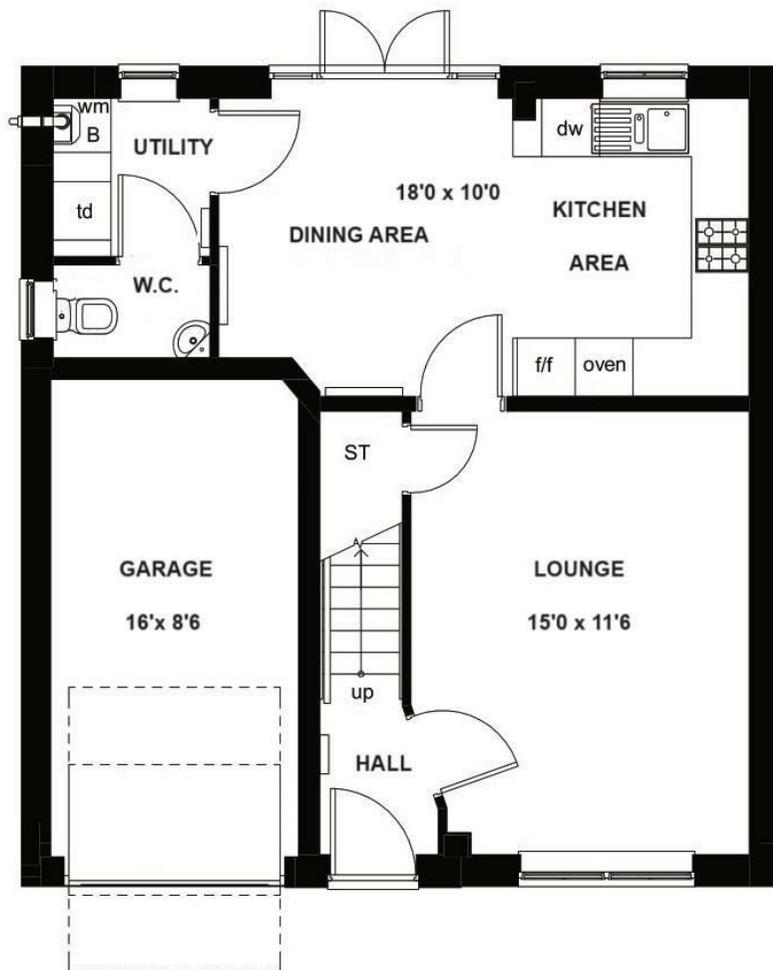
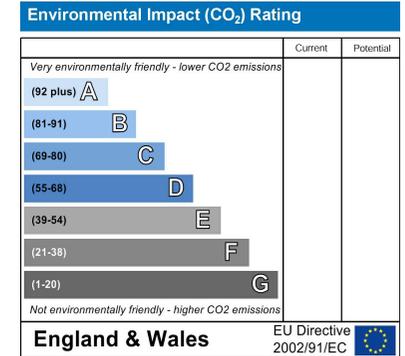
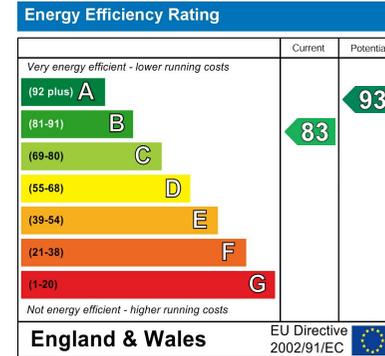


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left. Pass Henshaw Drive on your left and turn next left into Marriott Street and turn first right onto Widnall Drive, where this particular property will be found on the right hand side and clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7AR

Council Tax Band

D



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 £5,634 in 2024 for this extremely important Charity.

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.

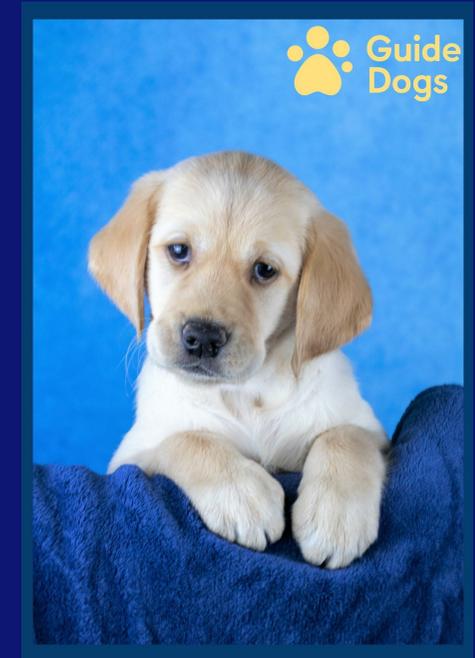
REFERRAL FEES

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.
27th August 2025

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 and composite entrance door into the

HALLWAY

with a central heating radiator and stairs to the first floor.

LOUNGE

15'0 x 11'6 (4.57m x 3.51m)

with a central heating radiator, a double glazed window to the front, an understairs storage cupboard





OPEN PLAN LIVING / DINING KITCHEN

18'0 x 10'0 (5.49m x 3.05m)

with surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Four ring gas hob with extractor hood over and an Electrolux electric oven. Space for a fridge freezer and plumbing for a dishwasher. Large inset stainless steel sink unit with swanhead mixer tap and a continuation to the wood effect flooring. Double glazed French doors onto the extended large patio area of the rear garden.

UTILITY ROOM

6'0 x 5'9 (1.83m x 1.75m)

Work surface with cupboard under and wall mounted central heating radiator over. Plumbing for an automatic washing machine and space for tumble dryer and a continuation to the wood effect flooring.



DOWNSTAIRS CLOAKROOM

Low level flush W.C, pedestal wash hand basin, central heating radiator. Double glazed window to the side elevation.





FIRST FLOOR LANDING

with an airing cupboard and further storage cupboard.

BEDROOM 1

12'9 x 11'6 (3.89m x 3.51m)

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

EN-SUITE SHOWER ROOM

with a low level flush W.C., wash hand basin, a fully tiled shower enclosure and a central heating radiator. Wood effect flooring.



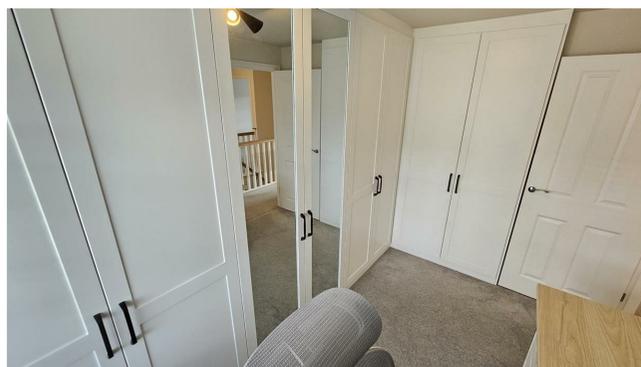


BEDROOM 2 / DRESSING ROOM

14'3 x 11'3 (4.34m x 3.43m)
with a central heating radiator and a double glazed window to the front. An extensive run of wardrobes with both shelving and hanging.

FAMILY BATHROOM

with suite comprising panelled bath with contemporary style mixer tap and shower over with pivot screen, pedestal wash basin and low flush W.C., Double glazed window. Extractor fan. Central heating radiator.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 3

11'0 x 9'3 (3.35m x 2.82m)
with a central heating radiator and a double glazed window to the rear. Wardrobe recess.

BEDROOM 4 / HOME OFFICE

12'3 x 8'8 (3.73m x 2.64m)
with a central heating radiator and a double glazed window overlooking the rear.





OUTSIDE - FRONT

A double width driveway for ample parking and leading to the integral GARAGE 16'0 x 8'6. An area of bark chippings with inset plants and low height shrub bushes. An electric car charging point has been fitted to the front. A secure side gate leads into the





OUTSIDE - LANDSCAPED REAR

with a very large and greatly extended patio area to the very sunny and private rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings. The fully enclosed rear garden includes both a pergola seating area and an outside tap.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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

A comprehensive colour brochure will be available for prospective tenants.

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and to discuss what we do
and how we do it!