Hammond
Property Services

# FOR SALE

## 01949 87 86 85

www.hammondpropertyservices.com

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


11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

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# 11 MEDWAY DRIVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8YD

## £295,000

# 11 MEDWAY DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8YD

If your intention is to buy a 4 bedroomed and extended home for the price of a 3 bed... then look no further! Now priced to ensure a speedy sale and in a ready to move into condition, you should put this to the top of your viewing list... especially with the fabulous



Stepping through the front door, you are greeted by a warm and welcoming Entrance Hall with a conveniently placed Cloakroom / W.C. To the front sits the Kitchen, stylishly updated with modern high-gloss units and sleek work surfaces. Continuing through, the cozy Living Room creates a wonderful focal point for family relaxation, opening seamlessly via bifold doors into the impressive Extended Sunroom. Flooded with natural light, this airy space offers a delightful outlook over the rear garden—ideal for everyday relaxing or entertaining guests via the bi-fold doors.

First Floor - The first-floor landing gives access to Two Well-Proportioned Bedrooms along with a sleek, contemporary Family Bathroom.



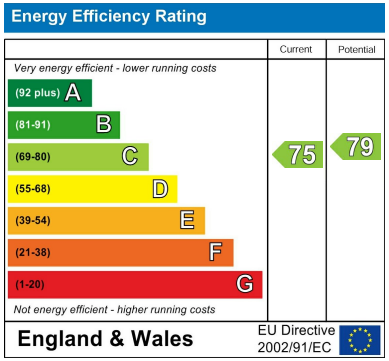
Second Floor - Ascending to the top floor, you'll discover the standout Main Bedroom, a generous double retreat fitted with floor-to-ceiling wardrobes and its own private En-Suite Shower Room. Completing the upper floor is a further Generous Double Bedroom, offering plenty of space and versatility for family members, guests, or a dedicated home office.

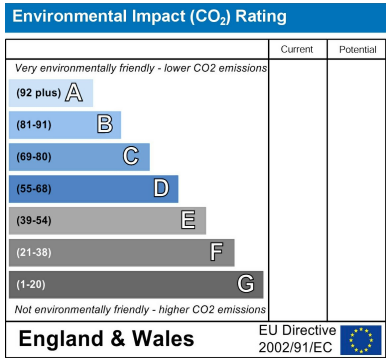
Outside - To the rear, the property enjoys an enclosed, low-maintenance West-Facing Garden finished with artificial turf—perfect for outdoor seating and summer dining without the fuss. A timber pedestrian gate provides convenient access to the Single Garage (located beneath a neighbouring coach house) with allocated parking to the front.

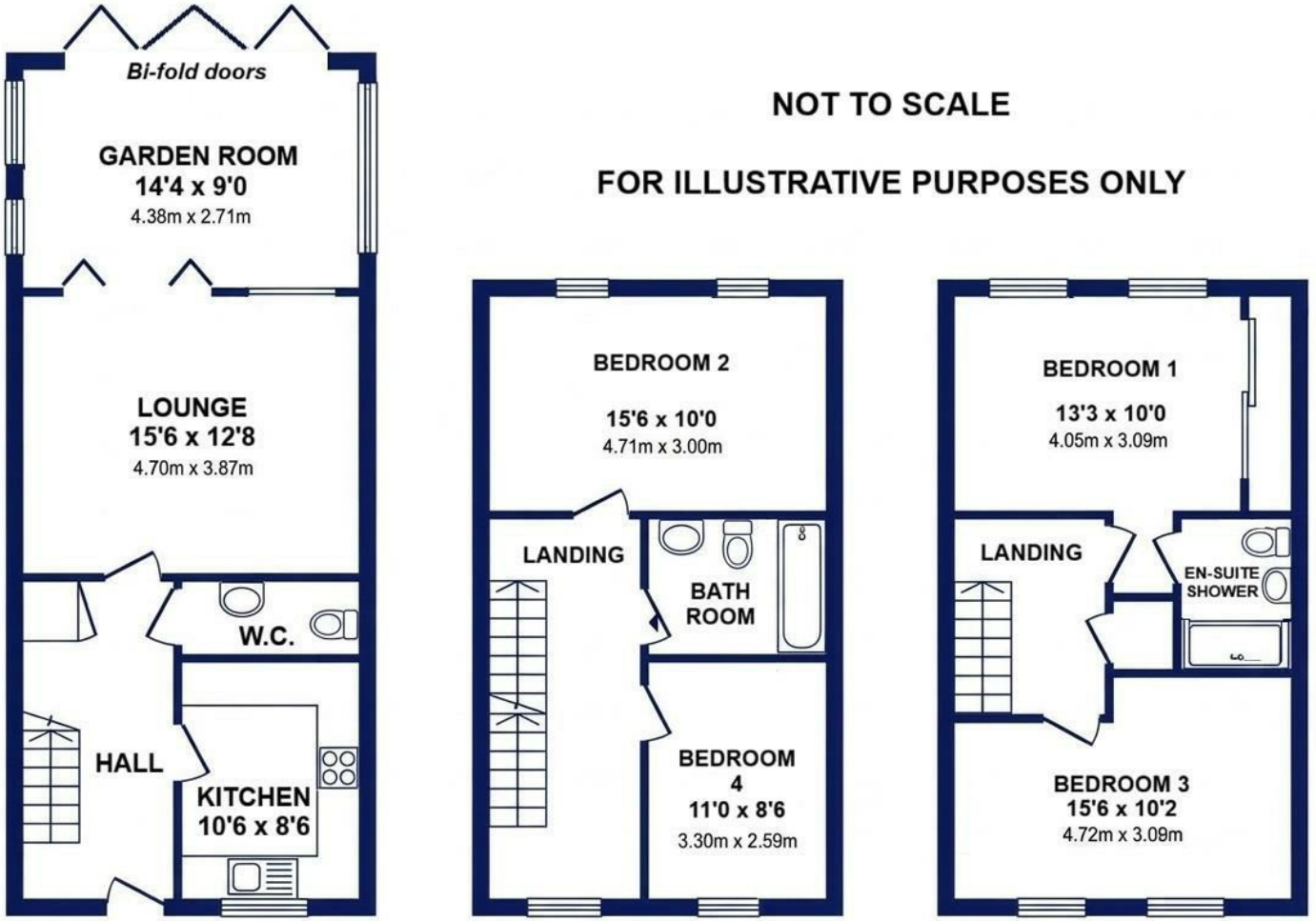
**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Continue along Nottingham Road passing Meadowsweet Hill on the left. Turn next left into Mallow Way and then second right into Medway Drive. Follow the road around to the right and this property is situated on the left hand side - clearly identified by our Hammond Property Services For Sale sign.

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

Council Tax Band **D**




This fine home offers the perfect combination of stylish contemporary living whilst this popular Market Town is also on the edge of the Vale of Belvoir with its limitless walks as well as quaint villages, many with their own hostelries and each with their unique character!. Also just a few minutes' walk away is Bingham Market Place with its range of shops. Toothill & Robert Miles Schools catering for all school age groups are also within walking distance of the property

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 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 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'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.

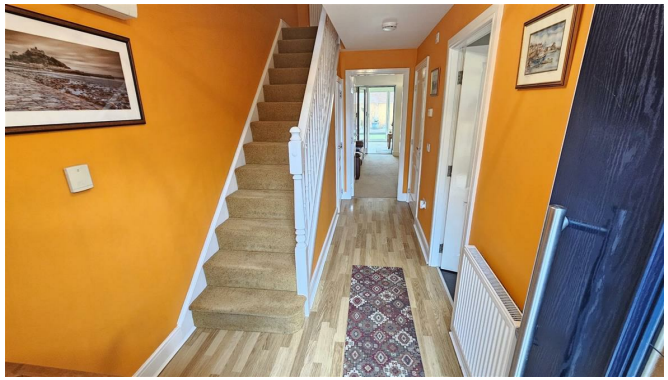
1st January 2026

**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.**





Composite and stylish entrance door into the

**HALLWAY**
with stairs to the first floor, a very useful understairs cupboard and a door through to the

**BREAKFAST KITCHEN**
10'6 x 8'6 (3.20m x 2.59m)
with a central heating radiator and a double glazed window overlooking the front. This partially modernised kitchen boasts an array of high-gloss base and wall units complemented by fresh, square-edge worktops and an inset sink. Designed with practicality in mind, it includes plumbing for a washing machine alongside integrated appliances comprising an electric oven, induction hob, and extractor hood. A double-glazed window to the front aspect completes the space.











**LOUNGE**
15'6 x 12'8 (4.72m x 3.86m)
with a central heating radiator and a double glazed window overlooking the garden room.

**GARDEN ROOM**
14'4 x 9'0 (4.37m x 2.74m)
A wonderful room from which to enjoy the very easy to maintain gardens, with bi-fold doors and a fully insulated roof... a room for 365 days of the year. Double glazed windows to the side enable the light to flood in.

**DOWNSTAIRS W.C.**
with a low flush W.C. and wash basin with cupboard under and tiled splashback. Central heating radiator. Wood effect flooring.











**FIRST FLOOR LANDING**
with a central heating radiator and a double glazed window overlooking the front.

**BEDROOM 2**
15'6 x 10'0 (4.72m x 3.05m)
with two central heating radiators and two double glazed windows overlooking the rear garden.

**BATHROOM**
with a white suite comprising a panelled bath (h & c mixer tap), wash basin with drawers under and a low flush W.C. Complementary tiling to wet areas. Central heating radiator and wood effect flooring.












**BEDROOM 4 / HOME OFFICE**
11'0 x 8'6 (3.35m x 2.59m )
with a central heating radiator and a double glazed window overlooking the front.

**SECOND FLOOR LANDING**
with an airing cupboard and doors to the following...











**BEDROOM 1**
13'3 x 10'0 (4.04m x 3.05m)
with two central heating radiators and two double glazed windows overlooking the rear garden. Three sets of double wardrobes.

**EN-SUITE SHOWER ROOM**
with shower enclosure, wash basin, low flush W.C., central heating chrome towel radiator. Complementary tiling to walls and floor.











**BEDROOM 3**
15'6 x 10'2 (4.72m x 3.10m)
with a central heating radiator and a double glazed window overlooking the front.

**GARDEN - FRONT**
To the front of the property there a pathway with planted borders and gravelled areas to the front created with easy maintenance in mind.












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**GARDEN - REAR & GARAGE**

To the rear there is a fully enclosed fenced garden with a raised area of decking, an artificial lawned area, mature and raised planted borders. Secure gated access and a pathway leads to the parking area and GARAGE.

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To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email 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!



