



Hammond
Property Services

FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**2 DOVE CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QF**

£499,950

2 DOVE CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8QF

Is this the best house, in the best position, on the best road, on the best estate, in the best town south of the River Trent?

Beautifully presented detached family home well situated in a quiet cul-de-sac within this ever popular development completed by the very well regarded builders Mclean Homes Northern with significant improvements over the years that have turned this one into the house that many are looking for.

The gas centrally heated and double glazed interior will particularly appeal to those buyers with young children as it benefits from a sizeable open plan 'living & dining kitchen' overlooking the private rear garden with bi-fold doors. Professional couples will also appreciate the space offered by this first class home – especially those who enjoy entertaining and having friends to stay over due to the en-suite facilities to the second bedroom.

This executive residence is situated approximately fifteen minutes' walk from the Market Place where there are a good range of shops as well as a regular bus service to Nottingham. For those with children Bingham has a complete range of schools all of which are very well regarded and is only a short walk of Carnarvon School; as proved by the 'walking bus' regularly seen each school day morning.

The location of this pleasant detached family house could not be better. It is only a couple of minutes from the A46 & A52 which allow access to the surrounding centres of Nottingham, Newark, Leicester and Grantham.

Sensibly priced homes such as this one rarely remain available for long, especially if you are looking for a property so close to the centre of Bingham; so if it sounds like what you are looking for don't delay in arranging a viewing – 01949 87 86 85.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse View retirement home on the right and Belvoir Vale Grove. Turn next right into Swallow Drive. Pass the turning on the right into Kestrel Drive. Follow the road round to the right. Turn first right into Dove Close where the property will then be found on the left hand side.

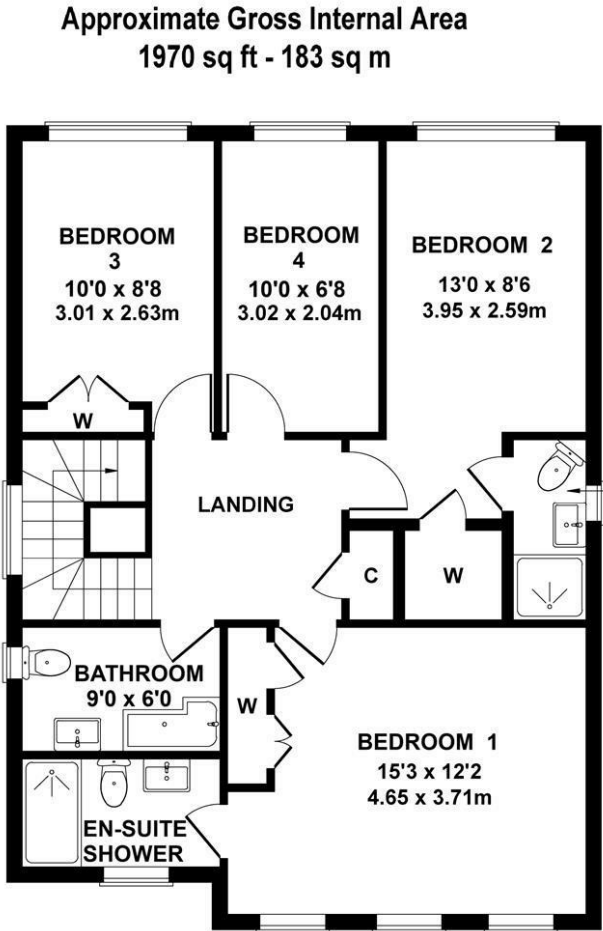
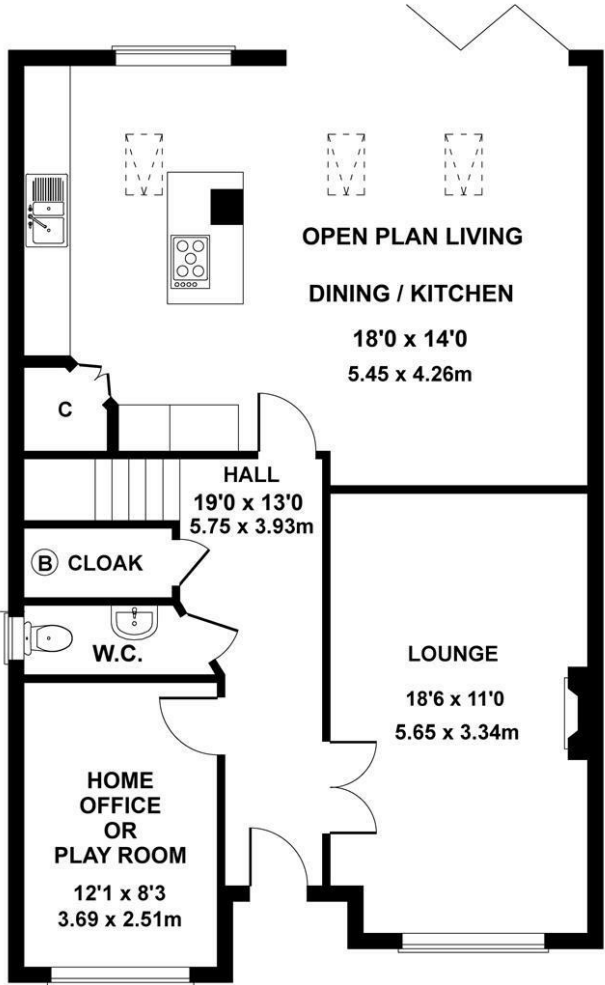
For Sat Nav use Post Code: **NG13 8QF**

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Not to Scale.
For Illustrative Purposes Only.



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.

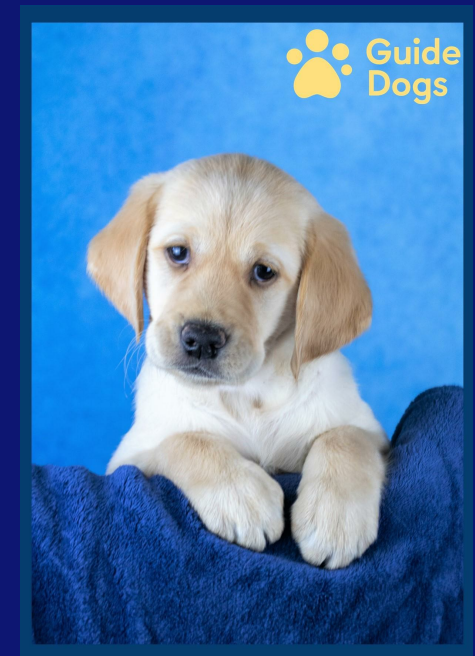
REFERRAL FEES

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. 1st October 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 entrance door through to

RECEPTION HALL

with laminate flooring. Central heating radiator. Stairs to the first floor. Cloaks cupboard. Gas fired boiler serving the domestic hot water supply and central heating system.

OPEN PLAN DINING & FAMILY AREA

18'0 x 14'0 (5.49m x 4.27m)

with bi-fold doors onto the large patio area of the westerly facing and sunny rear garden. Recessed lighting. Open plan to the





OPEN PLAN LIVING KITCHEN

with work surfaces to two sides with drawers and cupboards under and a central island unit with inset hob. Oak flooring. Built in double oven. Wall mounted cupboard units. Plumbing for an automatic washing machine & dishwasher. Recessed spotlights. Central heating radiator.

HOME OFFICE / PLAY ROOM

12'0 x 8'3 (3.66m x 2.51m)
with double glazed window. Central heating radiator.





LOUNGE

18'6 x 11'0 (5.64m x 3.35m)

Central heating radiators. Period style fireplace with marble hearth and backing. Coal effect gas fire. Double glazed bow window.

CLOAKROOM

with two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator. Double glazed window.



LANDING

with airing cupboard with hot water cylinder. Access to the loft space.





BEDROOM 1

15'3 x 12'2 (4.65m x 3.71m)
with double glazed windows. Central heating
radiator. Fitted wardrobes with mirror fronts.

EN SUITE SHOWER ROOM

with double shower, pedestal wash basin and low
flush W.C. Central heating radiator. Double glazed
window. Recessed spotlights.

FAMILY BATHROOM

with suite comprising corner panelled bath,
pedestal wash basin and low flush W.C.,
Recessed spotlights. Double glazed window.
Extractor fan. Central heating radiator.





BEDROOM 2

13'0 x 8'6 (3.96m x 2.59m)
with double glazed window. Central heating radiator.

EN SUITE SHOWER ROOM

with corner shower, pedestal wash basin and low flush W.C., Double glazed window. Extractor fan.

BEDROOM 3

10'0 x 8'8 (3.05m x 2.64m)
with double glazed window. Central heating radiator. Built in wardrobe.

BEDROOM 4

10'0 x 6'8 (3.05m x 2.03m)
with double glazed window. Central heating radiator.





OUTSIDE

To the fore of the property is an open plan low maintenance landscaped garden. To the side is a double width driveway and secure double gates which allow access to the DOUBLE GARAGE. The rear garden is fully enclosed, landscaped and includes a patio area for those who enjoy al fresco dining during those balmy summer evenings with a raised lawn area beyond.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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PROTECTION ADVISORS

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

Protection for:
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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**





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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!