



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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Bingham
Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**19 LONG ACRE EAST, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8BY**

£450,000

"Position, Setting and Plot!" This one has the lot...

POSITIONED within a 660 yard (600m) walk of the very popular Market Place of Bingham, in a glorious SETTING of privacy, privacy and more privacy, being surrounded on both sides by Bungalows,

With a PLOT that includes both a sun trap and extended patio area for those sun-worshippers amongst us and for those who enjoy private al fresco entertaining during those balmy summer evenings and there is fully enclosed garden area, which is mainly laid to lawn with well-stocked and mature planting areas which create both plenty of colour and texture... with space to create a dedicated Home Produce area for those more green-fingered amongst us. There is even a garden shed at the head of the garden that is accessed by a pathway that edges the lawn... a wonderful haven.

Whilst that explains the rear, to the front is plenty of off-street parking for numerous vehicles on the block paved driveway that leads to the detached garage.

If you are seeking a three bedroomed bungalow, this could be the property you are looking for. This is an ideal opportunity for those with an eye to detail who would like to put their own stamp on a project with a significant and well stocked mature rear garden that enjoys a very private aspect.

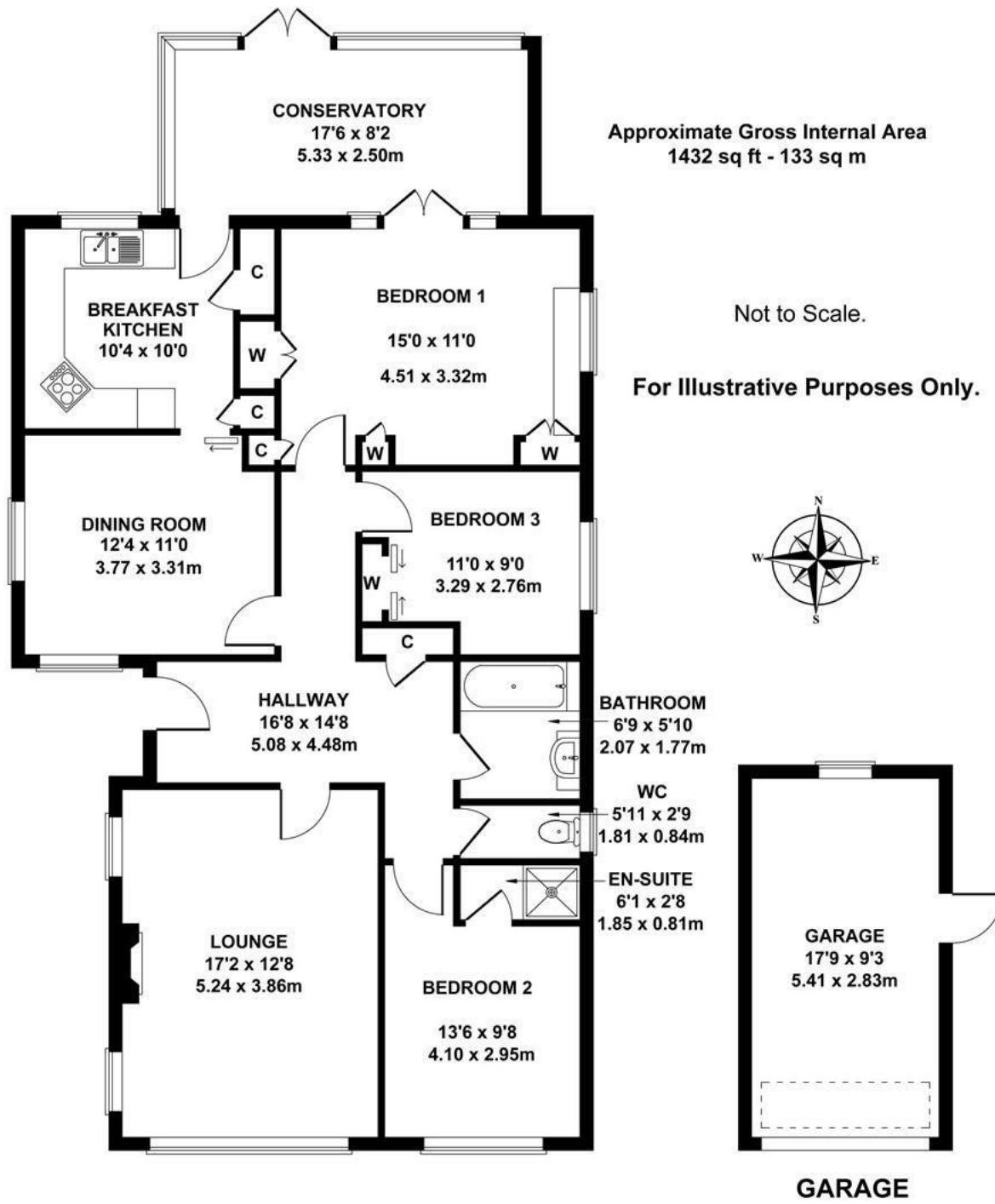
Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

Internally the accommodation comprises spacious initial reception hallway, with doors leading into all rooms; a light and airy lounge to the front, a separate dining room that leads into the kitchen with the conservatory at the back that overlooks the extended patio area. There are three double bedrooms, the main one with an en-suite shower, a separate bathroom and separate W.C.

The property is being offered with the benefit of NO CHAIN to enable a speedy purchase.

19 LONG ACRE EAST, BINGHAM, NOTTINGHAMSHIRE NG13 8BY





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	

Council Tax Band **E**

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Continue along Long Acre East, passing Pinfold on your right and the property will then be seen on the left hand side clearly identifiable by our Hammond Property Services For Sale board.

For Sat Nav use Post Code; NG13 8BY

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

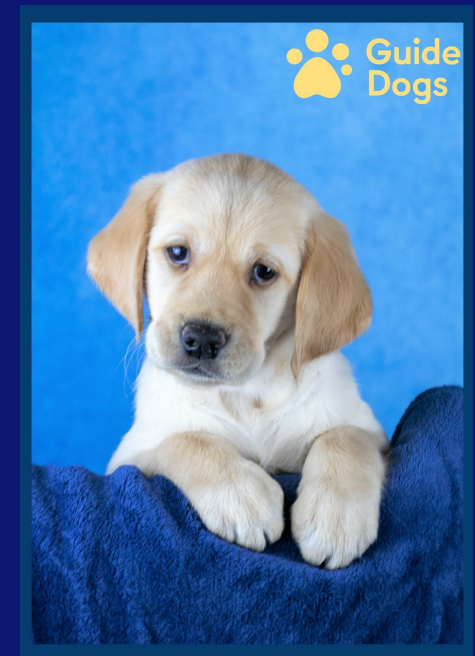
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 into the

ENTRANCE HALL

with a 16'8 x 14'8 long hallway with rooms to both sides and a central heating radiator.

LOUNGE

17'2 x 12'8 (5.23m x 3.86m)

A light and bright room with a Upvc double glazed window to the southerly facing front and two central heating radiators. Two double glazed windows to the side elevation. Feature fireplace.





DINING ROOM

12'4 x 11'0 (3.76m x 3.35m)
with double glazed windows to the front and the side elevation and a central heating radiator. Door into the

BREAKFAST KITCHEN

10'4 x 10'0 (3.15m x 3.05m)
Fitted with a range of wood-effect fronted wall, base and drawer units, Upvc double glazed window overlooking the rear garden. Door into the





CONSERVATORY

17'6 x 8'2 (5.33m x 2.49m)

A light and bright room with double glazed windows and double doors leading out onto the extended patio area with views over the landscaped gardens.





Back to the hallway...

BEDROOM ONE

15'0 x 11'0 (4.57m x 3.35m)
with a double glazed window to the side and double doors leading into the conservatory. A central heating radiator and a range of built-in wardrobes, drawers and overhead cupboards providing a wealth of storage, shelving and hanging.

BATHROOM

6'9 x 6'0 (2.06m x 1.83m)
with a two piece suite comprising a panelled bath and a wash basin with a cupboard under, heated towel radiator.





SEPARATE W.C.

with a low flush W.C. and a double glazed window.

BEDROOM TWO

13'6 x 9'8 (4.11m x 2.95m)

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

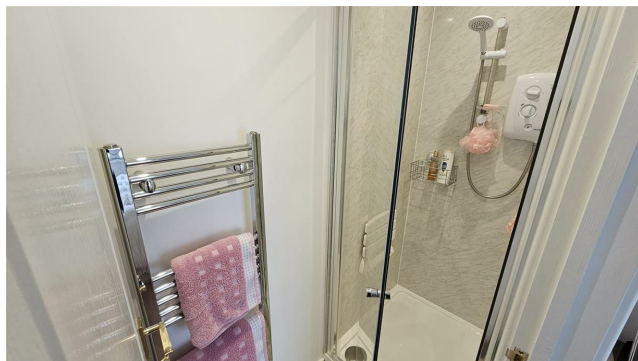
EN-SUITE SHOWER

a shower enclosure has been created with a wall mounted electric shower and chrome towel radiator.

BEDROOM THREE

11'0 x 9'0 (3.35m x 2.74m)

with a double glazed window to the side and a central heating radiator. Built-in double wardrobe with mirror fronted doors.





OUTSIDE - FRONT

To the front is a fully enclosed and secure off-street parking for numerous vehicles, behind a low wall. The front has been landscaped for ease of maintenance... a brush is all you will need, rather than a lawnmower! The block paved driveway leads to the detached garage whilst the rear garden can be accessed via a secure gate to the left hand side.





OUTSIDE - REAR

A garden with two very distinct areas! Firstly, the sun trap and extended patio area for those sun-worshippers amongst us and for those who enjoy private al fresco entertaining during those balmy summer evenings.





OUTSIDE - THE MATURE PLANTINGS

Secondly, the fully enclosed garden area is mainly laid to lawn with well-stocked and mature planting areas which create both plenty of colour and texture... with plenty of space to create a dedicated Home Produce area for those more green-fingered amongst us. There is even a garden shed at the head of the garden that is accessed by a pathway that edges the lawn... a wonderful haven.





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**





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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!