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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**32 MOUNT PLEASANT, KEYWORTH, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 5EQ**

£280,000

32 MOUNT PLEASANT, KEYWORTH, NOTTINGHAMSHIRE NG12 5EQ

This three bedroom, detached home is situated within a very popular village and is ideal for the family purchaser looking for a peaceful location on the edge of countryside, but still being close to local amenities.

With the benefits of an open plan dining room and living room with a separate conservatory that overlooks the rear garden, a kitchen, 3 bedrooms to the first floor and a 2 piece suite bathroom and separate W.C.... and a lengthy rear garden, The property is also close to and within catchment of local schools catering for all ages; with no excuse being late for morning registration!

Nestled in the rolling South Nottinghamshire countryside, Keyworth is one of the county's most sought-after villages, offering a perfect blend of rural charm and modern convenience. Located just six miles south of Nottingham city centre, it provides an ideal escape for those seeking a quieter lifestyle without sacrificing accessibility.

The property is being offered with the benefit of NO CHAIN to ensure a speedy sale for the right purchaser and is priced accordingly... could it be you?



Village Life & Amenities - Keyworth boasts a vibrant community atmosphere and a wealth of local amenities that cater to all ages. Shopping & Dining: The village high street features a variety of independent shops, cafes, and traditional pubs.

Education: Families are drawn to the area for its excellent schools, including Keyworth Primary and Nursery School as well as Willow Brook Primary School and Crossdale Drive Primary School. The village offers secondary education at The South Wolds Academy & Sixth Form.

Leisure: The village is home to the Keyworth Leisure Centre and the scenic Keyworth Meadow Nature Reserve, perfect for outdoor enthusiasts.

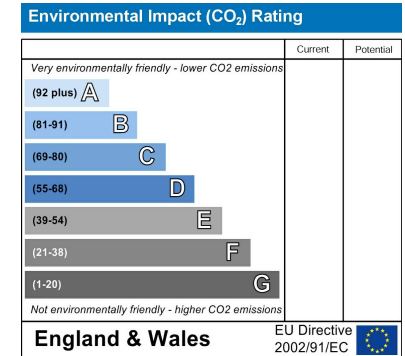
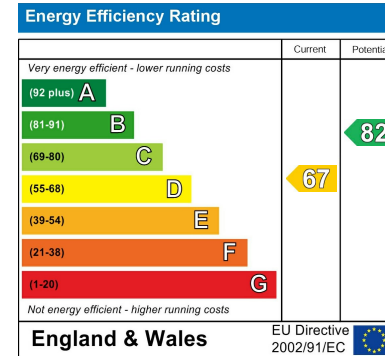
Connectivity - Keyworth is exceptionally well-connected, making it a popular choice for professionals. A regular bus services provide easy access to Nottingham, while major road links like the A46 and A52 are within easy reach.

Keyworth Library - located on Church Drive, the library is a "Dementia Friendly" and "Breastfeeding Friendly" hub that hosts regular activities, including a Saturday Lego club and children's crafting sessions.

Village Hall Complex situated on Elm Avenue, this multi-purpose venue includes the Centenary Lounge & Feignies Room - available for private hire and community events like the annual village quiz.

Leisure & Sports - The village has extensive indoor and outdoor recreational facilities, many of which have seen recent investment. The Keyworth Leisure Centre – which was re-opened in September 2025 following a £5.2m refurbishment, it features a modernised 25-station gym, 20m and 10m swimming pools, and refurbished changing areas.

The Key Health Club - a family-run, members-only club on Bunny Lane offering a 50-station gym, 40+ weekly classes, a sauna, and a warm swimming pool whilst The Platt Lane Sports Facilities (skatepark and football pitches) and the Elm Avenue Grounds host the Keyworth Bowling Club and Keyworth Tennis Club.



Council Tax Band **C**



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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.





Double glazed and composite entrance door through to

PORCH
with a door into the

RECEPTION HALL
with stairs to the first floor. Central heating radiator.
Wood effect flooring.

OPEN PLAN DINING LOUNGE

LOUNGE AREA
15'3 x 11'0 (4.65m x 3.35m)
with a central heating radiator and a double glazed
window to the front. Feature fireplace. Open
archway into the





DINING AREA

10'0" x 9'0" (3.05m x 2.74m)
with a central heating radiator and a double glazed patio door into the Conservatory. A serving hatch to the kitchen.

CONSERVATORY

Double glazed double doors opening into the garden, oak effect flooring and a central heating radiator.

KITCHEN

9'0" x 8'4" (2.74m x 2.54m)
Double glazed window to the rear and a UPVC double glazed door to the side, tiled flooring, under stairs storage pantry cupboard, single sink with drainer. A variety of wall and base units with roll edge work surfaces, four burner gas hob with cooker hood, electric oven under, space for fridge and freezer.





LANDING

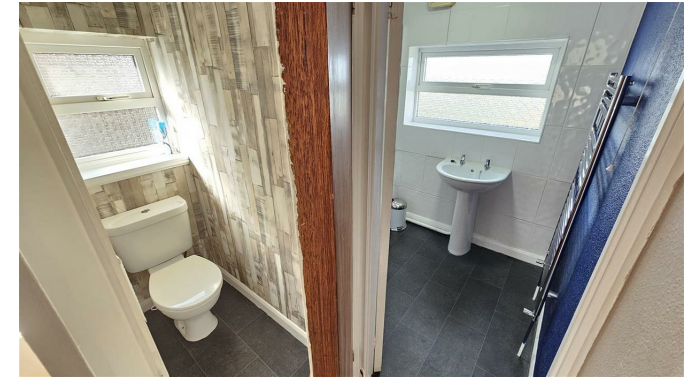
with airing cupboard. Double glazed window. Access to the loft space.

BEDROOM 1

13'0 x 12'0 (3.96m x 3.66m) with a central heating radiator and a double glazed window to the front. Fitted wardrobes.

BATHROOM

Double glazed window to the rear, a low level W.C., pedestal sink, a panelled bath with shower over and screen and a heated towel rail.



SEPARATE W.C.

Double glazed window to the side, a low level W.C.





BEDROOM 2

12'0 x 10'6 (3.66m x 3.20m)
with a central heating radiator and a double glazed window to the rear. Fitted wardrobes and built-in cupboard.

BEDROOM 3

8'3 x 8'0 (2.51m x 2.44m)
with a central heating radiator and a double glazed window to the front. Fitted furniture and bed base with drawers and cupboard under.





OUTSIDE - FRONT

To the fore of the property is an extensive and block paved driveway providing ample off street parking for a growing family and which allows access to the detached GARAGE. A mature garden to the front with plenty of shrubs and foliage.

OUTSIDE - REAR

To the rear is a fully enclosed garden which enjoys a fabulous amount of privacy - perfect for the growing family with extensive views to the view. There is a paved patio area and lawn with well established flower and mature shrub borders. There is a rear courtesy door to the detached garage and an area has been created at the head of the garden with hard standing for both shed and greenhouse - the perfect haven for the morning coffee and the last drops of Merlot at the end of an evening.







Steve Pritchett

Please contact us for a FREE discussion on our services

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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!