Hammond
Property Services

FOR SALE

01949 87 86 85

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com

40 LANGDALE GROVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8SR

£240,000

40 LANGDALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SR

A three bedroom DETACHED family home for the price of a three bedroom semi with a SOUTH FACING, a very private and landscaped rear garden witht he best Energy Rating for any property at this price range?

Situated at the head of a cul-de-sac, with ample parking and an ATTACHED TANDEM LENGTH GARAGE, this particular home enjoys one of the largest plots due to its position and the easy to maintain garden at the rear due to the sensible fitting of artificial grass. The perfect venue for those who enjoy entertaining family and friends with al fresco dining during those balmy summer evenings.

With an open plan lounge and dining area and a separate kitchen to the ground floor, 3 bedrooms and the family bathroom to the first floor... and all for only £240,000.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.

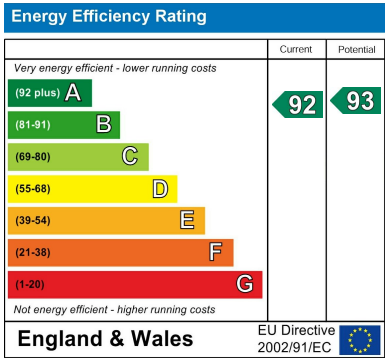
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the ‘order of the day’ Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

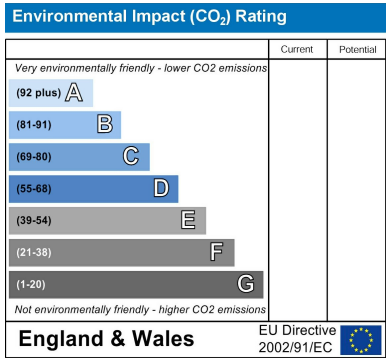
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

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. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. Turn left at the T junction into Wychwood Road then left again into Langdale Grove. This particular property will then be found at the very end of the cul de sac, on the right hand side, clearly denoted by the Hammond Property Services For Sale sign.

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

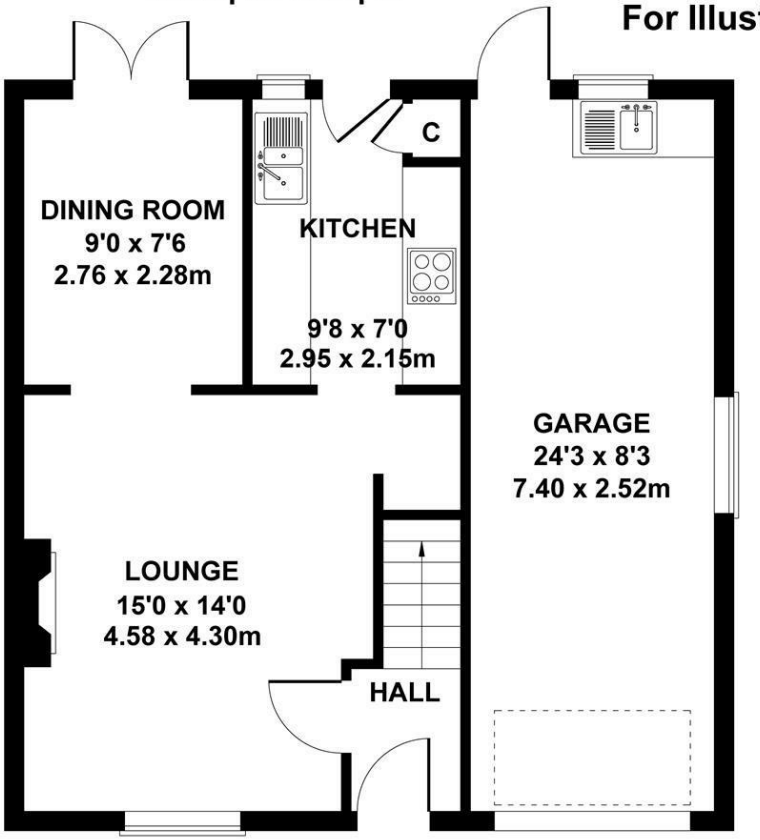
Council Tax Band **C**



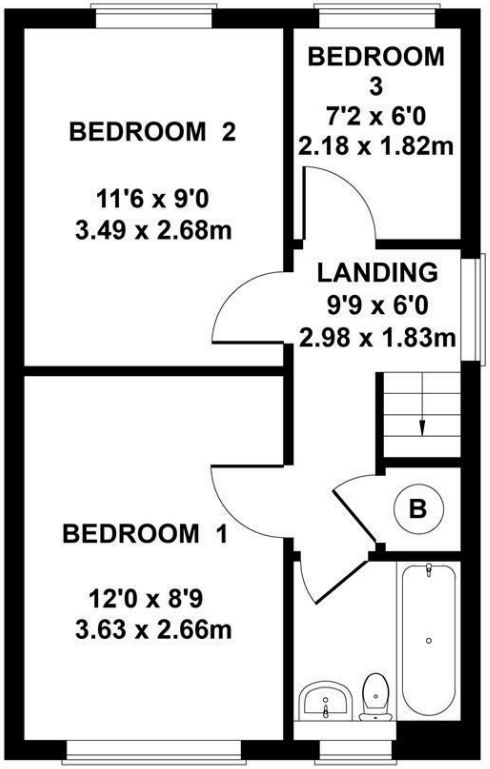


Approximate Gross Internal Area
926 sq ft - 86 sq m

Not to Scale.
For Illustrative Purposes Only.



GROUND FLOOR



FIRST FLOOR

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 double glazed entrance door into the hallway

HALLWAY
Stairs to the first floor. Central heating radiator.

LOUNGE
15'0 x 14'0 (4.57m x 4.27m)
Accessed from the hallway and leading to the open plan dining area and also into kitchenm with a UPVC bay window to the front elevation, feature coal effect gas fire with marble effect hearth and back plate and Oak style surround. Useful understairs storage area containing electrical fuse box. Central heating radiator and wood effect flooring.

DINING AREA

9'0 x 7'6 (2.74m x 2.29m)

Open plan to the lounge, the dining area has direct access into the very private and sunny rear garden via double glazed double doors. Central heating radiator and a continuation of the wood effect flooring.

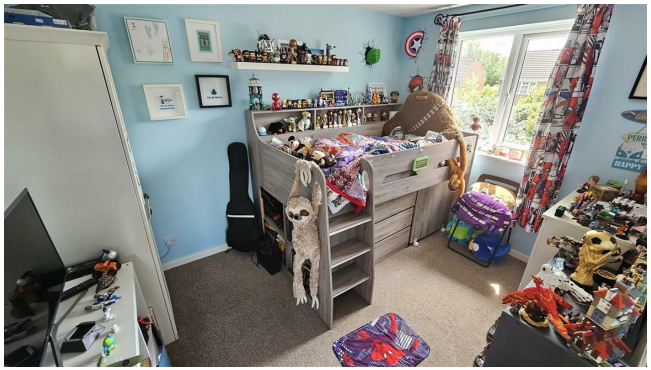
KITCHEN

9'8 x 7'0 (2.95m x 2.13m)

Galley style kitchen, fitted with a good range of Shaker style cream floor and wall units with complimentary brushed steel handles and Oak worktops. White ceramic, farmhouse style one and one half sink with drainer and chrome mixer tap. Space for fridge, Hotpoint stainless steel four ring gas hob with electric oven beneath and Stainless steel chimney style hood over. Ceramic tiled flooring and mosaic wall tiles, UPVC window and door giving access to the very sunny and private rear garden.

LANDING
with UPVC window to the side elevation, white panel doors accessing all first floor accommodation, loft hatch and airing cupboard with useful shelving.

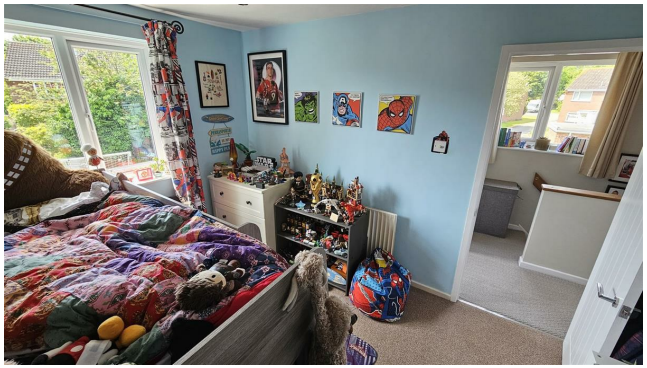
BEDROOM 1
12'0 x 8'9 (3.66m x 2.67m)
with a central heating radiator and a double glazed window overlooking the front.



BEDROOM 2
11'6 x 9'0 (3.51m x 2.74m)
with a central heating radiator and a double glazed window overlooking the rear.

BEDROOM 3
7'2 x 6'0 (2.18m x 1.83m)
with a central heating radiator and a double glazed window overlooking the rear.

BATHROOM
with a white three piece suite comprising a low flush W.C., wash hand basin and bath with shower over and glazed folding shower screen. Contemporary style chrome heated radiator, UPVC opaque window to the front elevation, Mosaic effect flooring, recessed downlights.



OUTSIDE - FRONT

The property benefits from a long drive with off road parking space for several vehicles and leads to a tandem garage with an up and over garage door and courtesy door from the rear garden, with power and plumbing for automatic washing machine. Sensibly, a car charging point has been fitted to the front.

OUTSIDE - REAR

Access to the rear garden is taken from both the kitchen and the dining room. The south facing rear garden has a useful patio area, being laid mainly to an artificial grass finish with a variety of mature shrubs and planting to one side and blue slate chippings to the other. There is a useful garden shed, a courtesy door giving access to the garage and an outside tap has sensibly been fitted.

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!

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Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

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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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Impressed by the quality of this brochure?

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