



Hammond
Property Services

FOR SALE

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

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**10 FOREST ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8RN**

£275,000

10 FOREST ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8RN

A first class detached home enjoying a favoured position in this pleasant location just a couple of minutes' drive from Bingham Market Place and with very easy access to a bus stop.

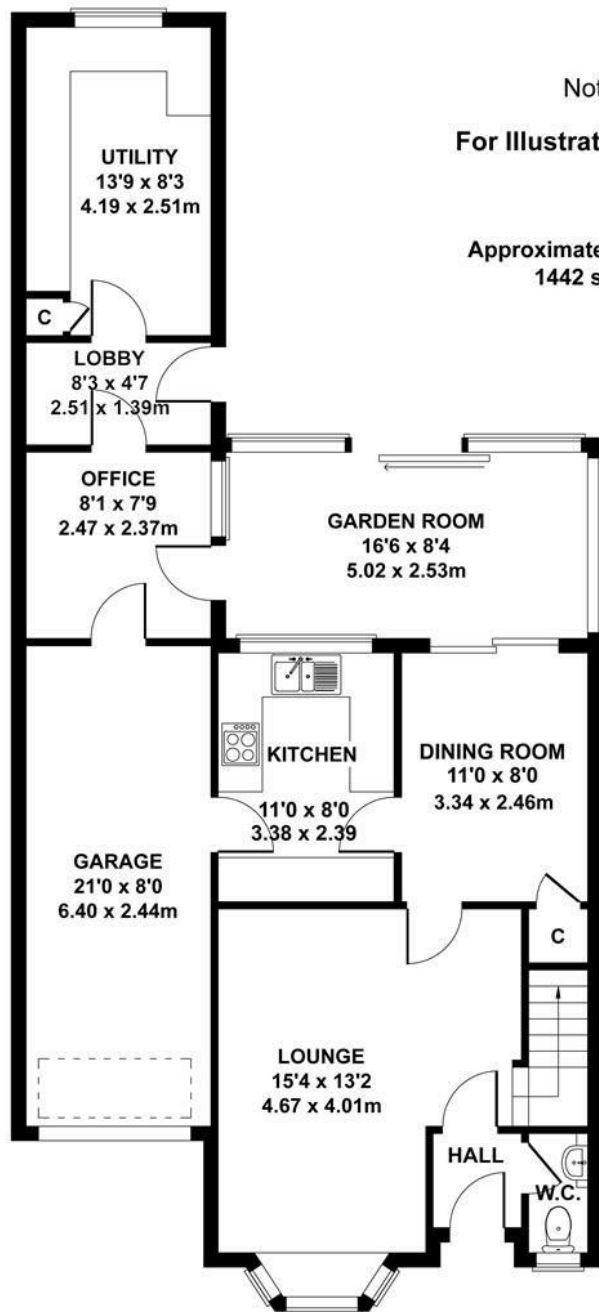
The gas centrally heated and double glazed interior provides well maintained and much improved accommodation – with additional living space to the rear including the large garden room overlooking the rear garden, a home office area, useful lobby area which, in turn, leads to the original garage. The up and over door at the front leads to a spacious car port. This home is ideal for professional couples / and growing young families as there a downstairs W.C. as well as a private and westerly facing rear garden - not always found with more modern properties within Bingham - with easy maintenance as its feature!

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.

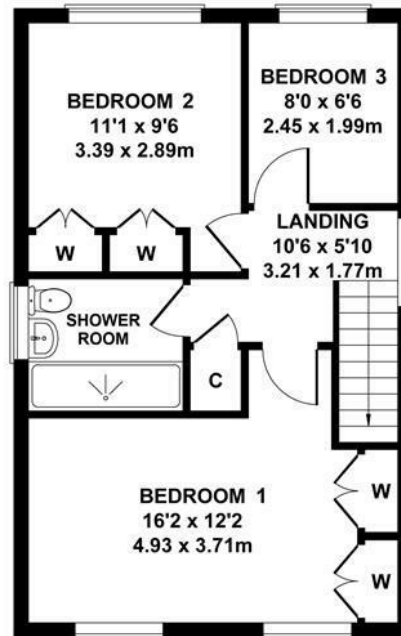
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character.





Not to Scale.
For Illustrative Purposes Only.

Approximate Gross Internal Area
1442 sq ft - 134 sq m



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		
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		

Council Tax Band

C

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. Turn right into Thoresby Road. At the T junction turn right again into Bowland Road which becomes Forest Road. Follow the road round to the left and the property will be found on the left hand side clearly denoted by the Hammond Property Services for sale sign.

For Sat Nav use Post Code: NG13 8RN

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

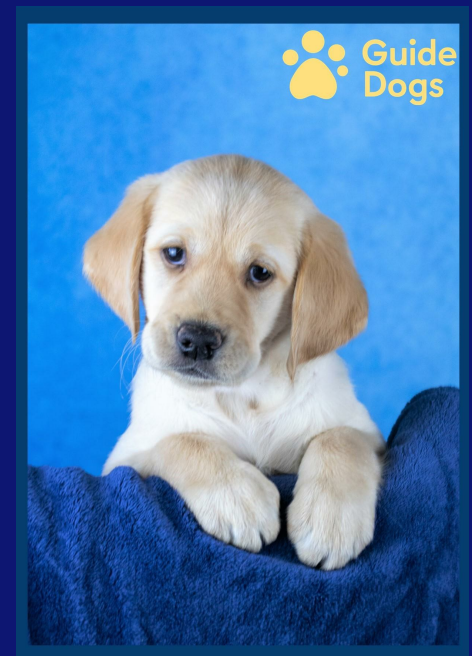
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

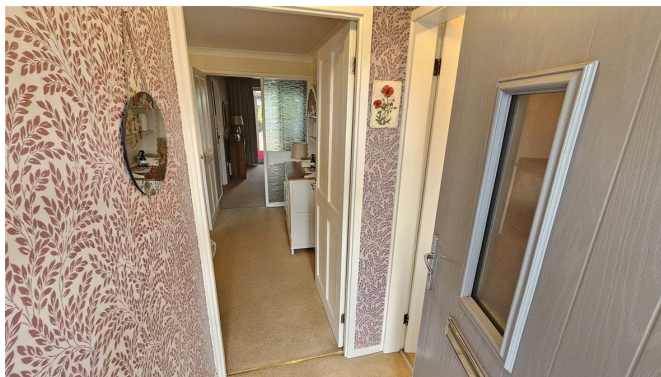
1st January 2026

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 through to

ENTRANCE HALL

with a door to the

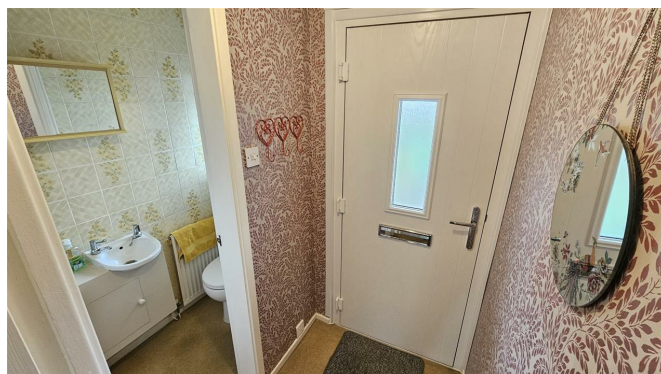
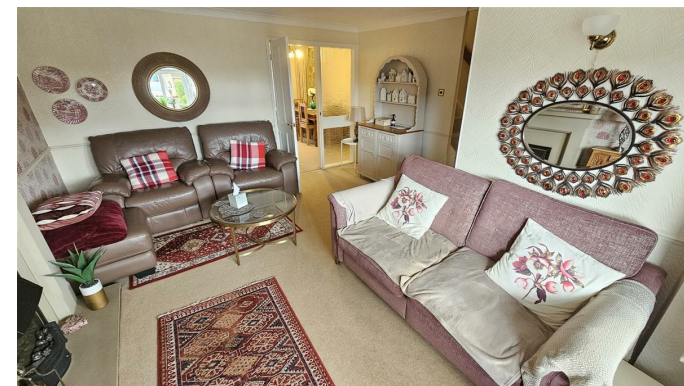
CLOAKROOM

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

LOUNGE

15'4 x 13'2 (4.67m x 4.01m)

with a central heating radiator and a double glazed bow window to the front. Enclosed stairs to the first floor. Three wall light points. Electric fire set within a Minster style fireplace.





DINING ROOM

11'0 x 8'0 (3.35m x 2.44m)

Double glazed patio doors lead into the large conservatory. Central heating radiator. Understairs cupboard.





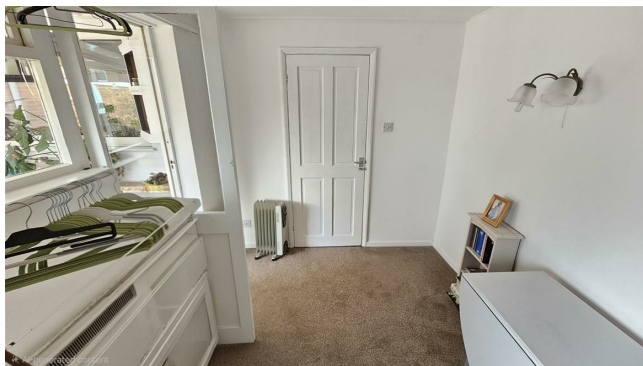
KITCHEN

11'0 x 8'0 (3.35m x 2.44m)
with work surfaces to four sides with drawers and cupboards under. Wall mounted cupboard units. Double glazed window into the Conservatory. Double glazed door to the exterior / garage and car port area. Four ring electric hob with extractor fan over and electric oven under. Plumbing for an automatic washing machine. Breakfast bar area and space for a fridge freezer. Central heating radiator.

SPACIOUS GARDEN ROOM

16'6 x 8'4 (5.03m x 2.54m)
with double glazed windows and patio doors leading out on the extensive and landscaped rear garden.





USEFUL HOME OFFICE / STUDY?

8'0 x 7'9 (2.44m x 2.36m)

This area can be accessed from both the Conservatory and the rear of the car port / garage. Electric storage heater.

REAR LOBBY

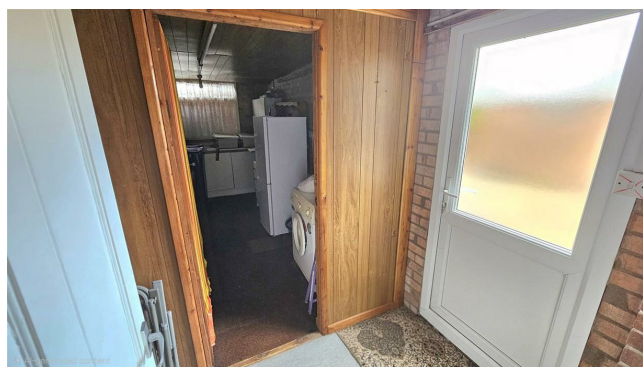
8'3 x 4'7 (2.51m x 1.40m)

with a double glazed door leading into the rear garden and a door into the

ACCESS INTO THE ORIGINAL GARAGE

13'9 x 8'3 (4.19m x 2.51m)

A useful area of further storage and utility room with work top, base and wall units. How will you use it?



BINGHAM'S COMMUNITY ESTATE AGENT

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LANDING

10'6 x 6'0 (3.20m x 1.83m)
with double glazed window. Airing
cupboard. Access to the loft space.

BEDROOM ONE

16'2 x 12'2 (4.93m x 3.71m)
Two sets of double glazed windows to the
front. Central heating radiator. Two
double wardrobes.





BEDROOM TWO

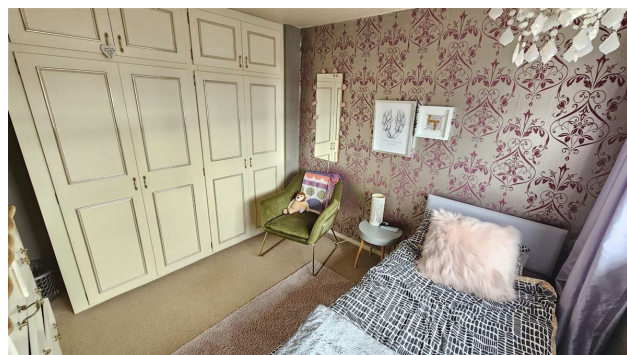
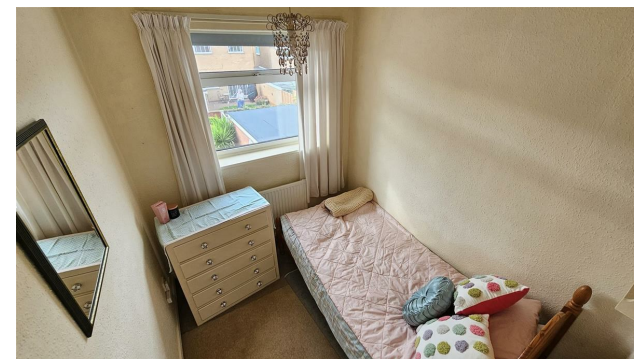
11'0 x 9'6 (3.35m x 2.90m)
with double glazed window. Central heating radiator.

BEDROOM THREE

8'0 x 6'6 (2.44m x 1.98m)
with double glazed window. Central heating radiator.

SHOWER ROOM

White suite comprising walk-in shower enclosure, wash basin with cupboards under and a low flush W.C. with concealed cistern. Complementary panelling to all walls. Double glazed window. Central heating towel radiator.





OUTSIDE - FRONT

To the fore of the property is an open plan garden which is mainly laid to lawn with an adjacent laid tarmac driveway allowing parking for numerous vehicles and giving access to the lengthy CARPORT and rooms beyond. Easy to maintain mature shrubs providing both colour and texture. The up and over doors leads into a spacious car port area with access to the kitchen and the further living accommodation.





OUTSIDE - REAR

To the rear is a private, fully enclosed and landscaped garden with ease of maintenance as the theme. An extensive patio area and large gravelled area leading to the side access of the GARAGE as well as the larger timber shed.

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