



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



**9 NEWGATE STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8FD**

GUIDE PRICE £415,000

9 NEWGATE STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8FD

Mature trees, shrubs and a wide variety of plantings provide the stunning backdrop and both the colour and texture that results in a garden that changes throughout the year, with plenty of vantage points from which to enjoy the rising, daytime or setting sun... perfect for those who enjoy al fresco entertaining and living during those balmy days. The owners have created set and cultivated a magnificent range of soft fruit crops including; plums, damsons, raspberries, blackcurrants, gooseberries, Bramley apples and rhubarb.

A good look at the Floor Plan of this late Victorian home will help to explain all... the fabulous original reception hallway, the extended family lounge with two sets of double doors into the south facing rear garden, the formal dining room, separate piano room, the spacious breakfast kitchen, the fourth bedroom / play room / home office and the downstairs bathroom with three piece suite.

To the first floor is the spacious galleried landing that leads to the three double bedrooms at this level that are all served by the four piece suite that includes the bath and walk-in shower.

The property would be perfect for families either upsizing or relocating into this vibrant and bustling Market Town and the accommodation is larger than average due to the number of and the generous room proportions. As expected, there is gas central heating, double glazing throughout, a large area of off-street parking and oak-clad car port with very useful outbuildings that are ripe for further development.

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

DIRECTIONAL NOTE From our Bingham Office the property may be approached by turning left onto Newgate Street where Number 9 will be found on your left hand side, clearly denoted by our Hammond Property Services For Sale board.



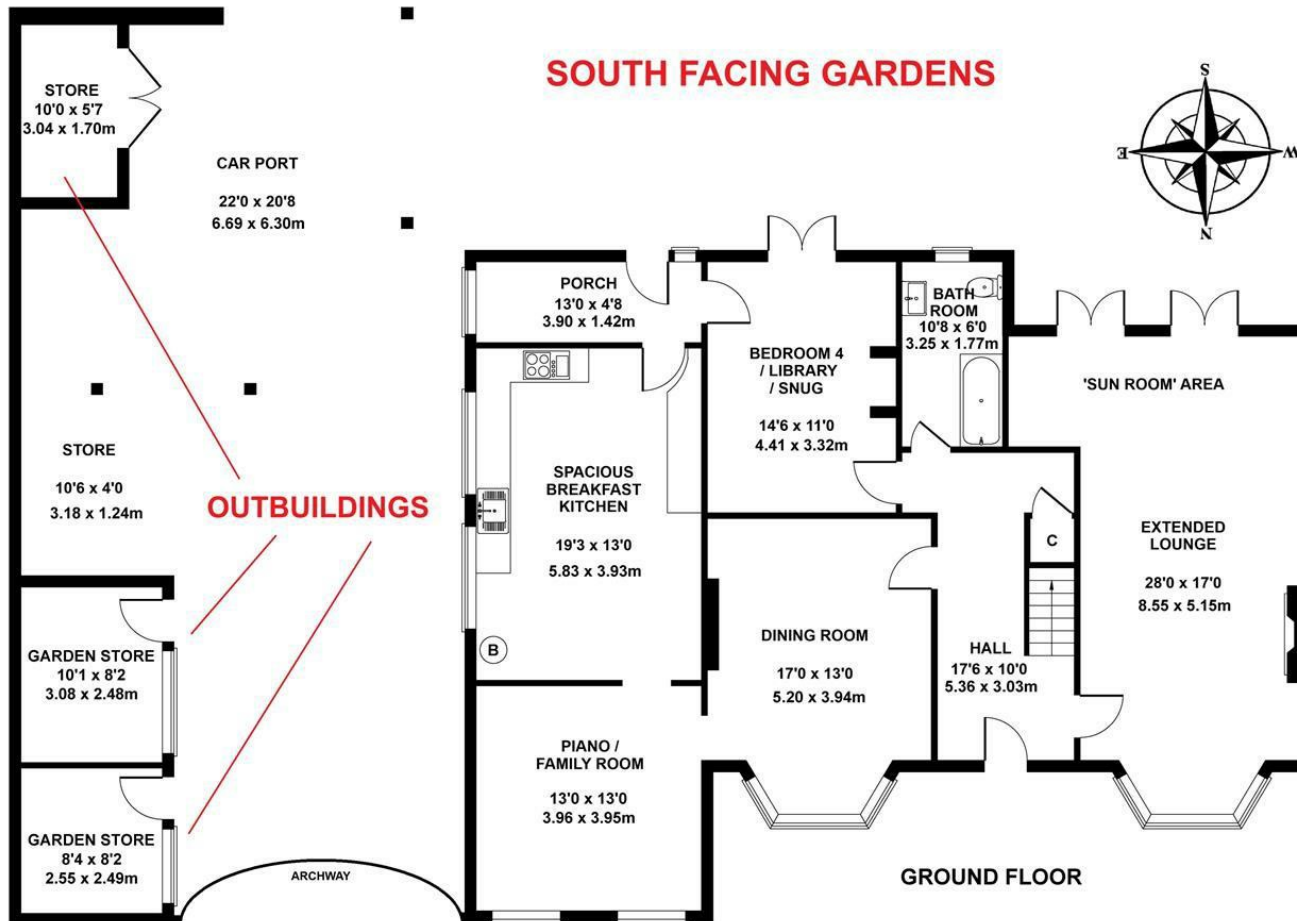
For Sat Nav use Post Code: NG13 8FD

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For the new owners of 9 Newgate Street, the property is less than a 1 minute walk into the Centre of the Town; the Bingham Market Place with its extensive range of shops and amenities, so, there is no excuse for being late when attending any event! Such easy access into the facilities that Bingham has to offer will put this one to the top of many viewers' lists!

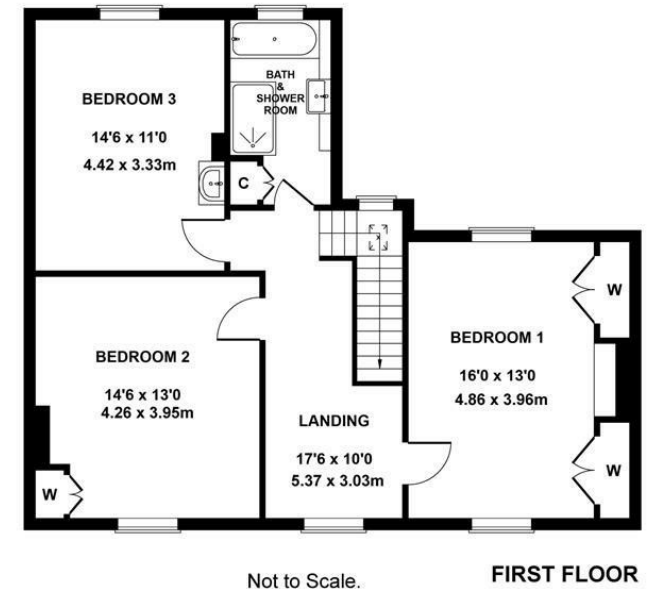
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		61	76
(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	



For Illustrative Purposes Only.

Council Tax Band

E

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

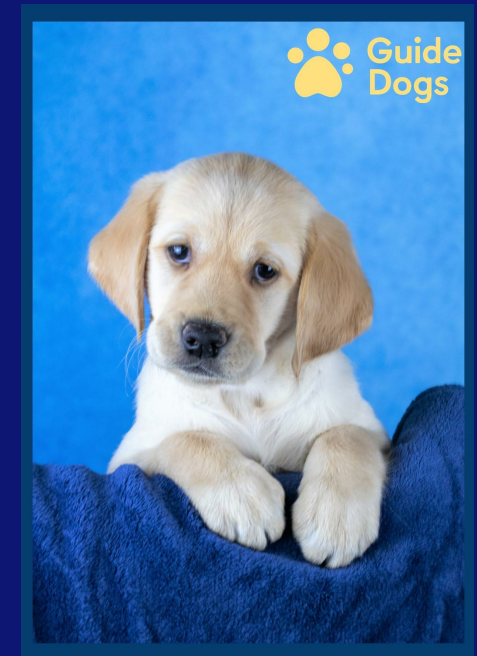
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





SOUTHERLY FACING & PRIVATE GARDENS

Mature walls ensure a fully enclosed and safe garden with years and years of care and attention that have resulted in a garden of rolling colour throughout the year as clever planning and planting has resulted in something new catching your eye every few weeks. Situated only 150 yards from the Market Place of Bingham, there is no excuse for being late when attending any event! Such easy access into the facilities that Bingham has to offer will put this one to the top of many viewers' lists!

Mature trees, shrubs and a wide variety of plantings provide the stunning backdrop and both the colour and texture that results in a garden that changes throughout the year, with plenty of vantage points from which to enjoy the rising, daytime or setting sun... perfect for those who enjoy al fresco entertaining and living during those balmy days. The owners have created set and cultivated a magnificent range of soft fruit crops including; plums, damsons, raspberries, blackcurrants, gooseberries, Bramley apples and rhubarb.

Wrought iron entrance gate and railings with steps to the original entrance door which opens into the





RECEPTION HALLWAY

17'6 x 10'0 (5.33m x 3.05m)
with a central heating radiator and a double glazed window to the rear. Original tiled floor.

EXTENDED MAIN LOUNGE WITH SUN ROOM AREA

28'0 x 17'0 (8.53m x 5.18m)
with two central heating radiators and a double glazed walk-in bay window to the front. Feature fireplace. A light and airy room as it is dual aspect and with two sets of double glazed doors opening into the very sunny and southerly facing rear garden. Full height ceiling.





DINING ROOM

17'0 x 13'0 (5.18m x 3.96m)
with a central heating radiator and a double glazed walk-in bay window to the front. Full height ceiling.

PIANO / FAMILY ROOM

13'0 x 13'0 (3.96m x 3.96m)
with a central heating radiator and a pair of double glazed windows to the front. Wooden flooring. This room is believed to have formed part of Bingham's Library before it was relocated to its existing location within the precinct area in 1973.





SPACIOUS BREAKFAST KITCHEN

19'3 x 13'0 (5.87m x 3.96m)
with a central heating radiator and double glazed windows to the side. A single glazed door into the rear porch. The heart of this home is this spacious breakfast kitchen. With kitchen units to three sides, double drainer sink unit, plumbing for a dishwasher and washing machine, space for a free standing fridge-freezer, under-counter space for a further fridge and freezer. Recessed lighting.





REAR PORCH

with double glazed windows and a double glazed door leading out into the very sunny and southerly facing rear garden, ensuring plenty of light.

BACK TO THE HALLWAY

BEDROOM 4 / LIBRARY OR HOME OFFICE

14'6 x 11'0 (4.42m x 3.35m)

with a central heating radiator and double glazed double doors leading into the rear garden and a door leading into the rear porch. Feature recessed fireplace.

GROUND FLOOR SHOWER / BATHROOM

10'8 x 6'0 (3.25m x 1.83m)

with three piece suite comprising panelled bath with electric shower over, feature wash basin with twin cupboards under and a low flush W.C. Double glazed obscure window. Central heating radiator. Complementary tiling to the wet areas and floor.





SPACIOUS & LIGHT GALLERIED LANDING AREA

17'6 x 10'0 (5.33m x 3.05m)

Dog-leg stairs from the hallway to the first floor with double glazed windows overlooking the sunny and southerly facing rear garden and the front.

BEDROOM 1

16'0 x 13'0 (4.88m x 3.96m)

with two central heating radiators and double glazed windows to both front and rear. A full range of fitted wardrobes, cupboards and overhead cupboards with a TV recess.





BEDROOM 2

14'6 x 13'0 (4.42m x 3.96m)
with a central heating radiator and double glazed window to the front.

BEDROOM 3

14'6 x 11'0 (4.42m x 3.35m)
with a central heating radiator and double glazed window to the rear. Wash basin with cupboards under.

BATH & SHOWER ROOM

with a four piece suite comprising a panelled bath, separate walk-in shower enclosure, feature wash basin with twin cupboards under and a low flush W.C. with concealed cistern. Double glazed and obscure window. Complementary tiling to the wet areas.





OUTSIDE - FRONT

Whilst a wrought iron entrance gate and railings with steps lead to the original entrance door, an open archway to the left leads into the parking and courtyard area with a solid and open car port area and separate outbuildings. These include the original washroom with chimney (now the garden tool shed), a further potting shed and a further lockable storage area. Ample area for car standing and bin stores.

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OUTSIDE - SOUTHERLY REAR GARDEN

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OUTSIDE - THE MAIN GARDEN

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Steve Pritchett

Please contact us for a FREE discussion on our services

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Critical Illness
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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?

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!