



Hammond
Property Services

FOR SALE

01949 87 86 85

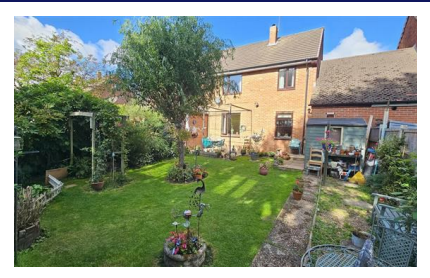
www.hammondpropertyservices.com

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**97 TRENCHARD CLOSE, NEWTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8HH**

£240,000

97 TRENCHARD CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8HH

The sale of 97 Trenchard Close offers the perfect opportunity to purchase a well-proportioned home which provides delightful semi-rural living with gated access at the head of the garden onto the communal parkland at the rear and with views of Belvoir Castle on the hill. This section of Trenchard Close offers the ideal blend of country living yet close by to all amenities provided by nearby Bingham and a GARAGE is situated within an adjacent block.

This three bedroom property enjoys a south-easterly facing and sunny rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings within the fully enclosed rear garden.

The typical ground floor accommodation of lounge and dining kitchen is considerably enhanced with the additional ground floor W.C., a separate utility pantry, and a rear porch - not what you expect at this price range!

It is a setting that has seen iconic events in its role as RAF base and command headquarters, and now this historic location is home to the Newton Park Development; a collection of stunning two, four and five bedroom homes nestling in the tranquillity of the hamlet of Newton. In a highly sought-after location, the adjacent village of East Bridgford, with its handsome landmark church of St Peter, offers amenities including a primary school. Two miles away, the market town of Bingham is provides a good selection of shopping, as well as library and doctors' and dentist surgeries.

The development is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway. For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

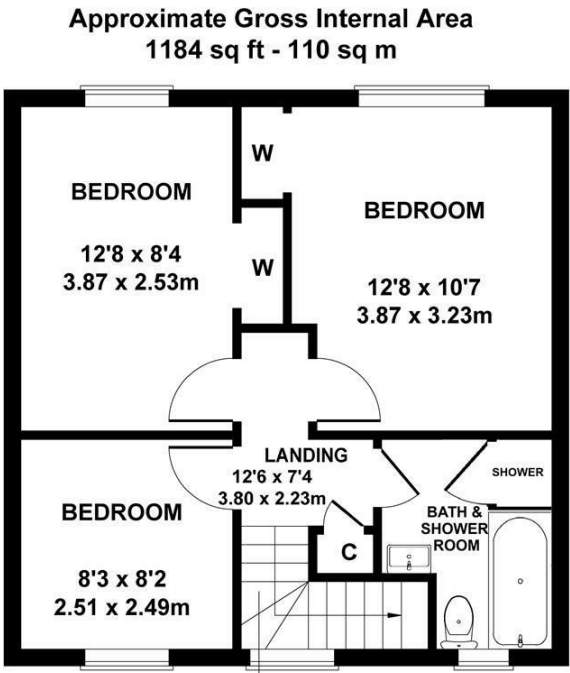
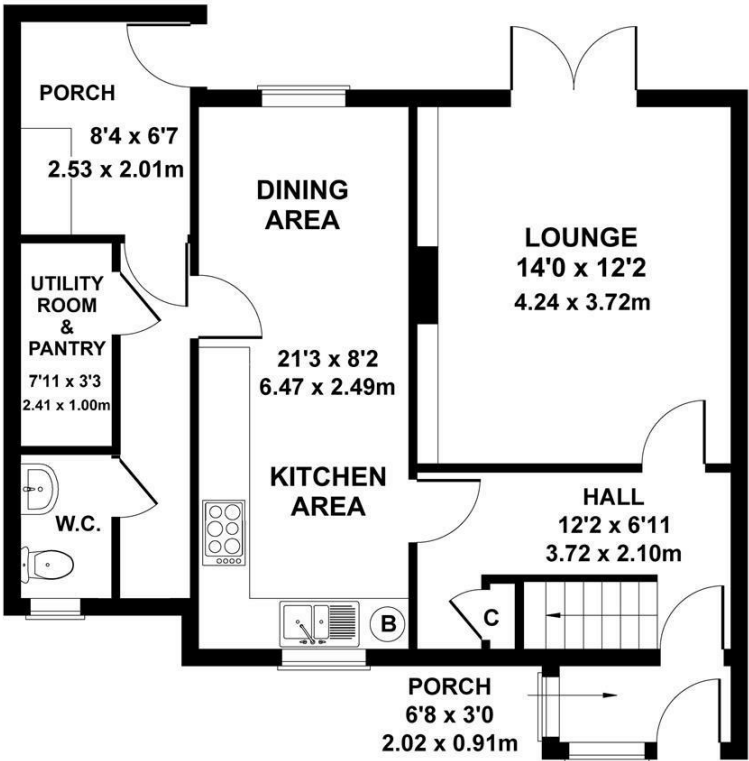
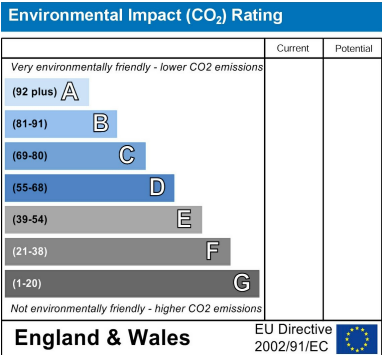
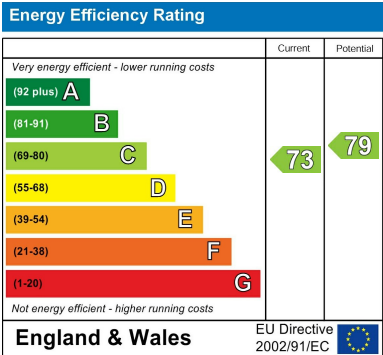


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). At the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until turning left at the large Willow Tree, just before you enter the gates to Newton Park. Bear immediately right again and this particular property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

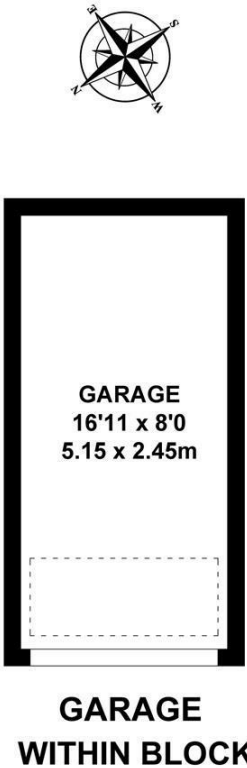
For Sat Nav use Post Code: NG13 8HH

Council Tax Band

B



For Illustrative Purposes Only.
Not to Scale.



There is a service charge of £312.00 per annum, (£26.00 per month) payable for the upkeep and landscape maintenance of the surrounding land and this is paid to the Trenchard Close Residents Company.

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

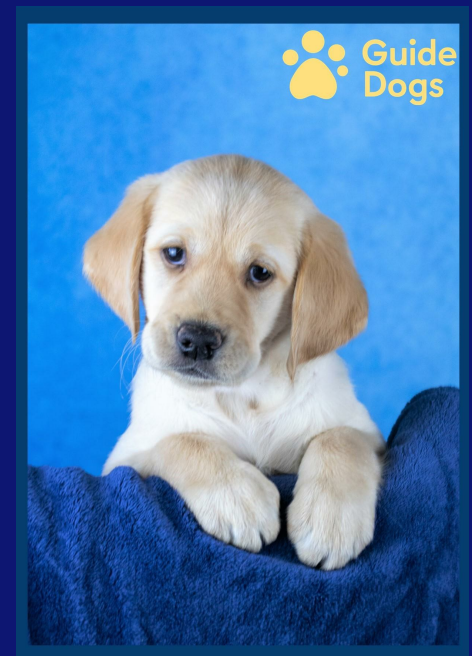
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





A glazed entrance door into the

ENTRANCE PORCH

with tiled flooring and a half glazed entrance door into the

HALLWAY

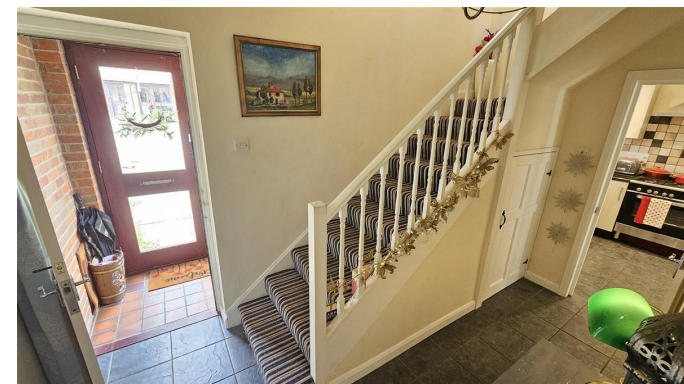
12'2 x 7'0 (3.71m x 2.13m)

with stairs to the first floor. Central heating radiator and tiled flooring. Useful under-stairs storage cupboard.

LOUNGE

14'0 x 12'2 (4.27m x 3.71m)

with oak effect flooring, feature fireplace with an electric log-burner effect fire and double glazed windows overlooking the rear garden.

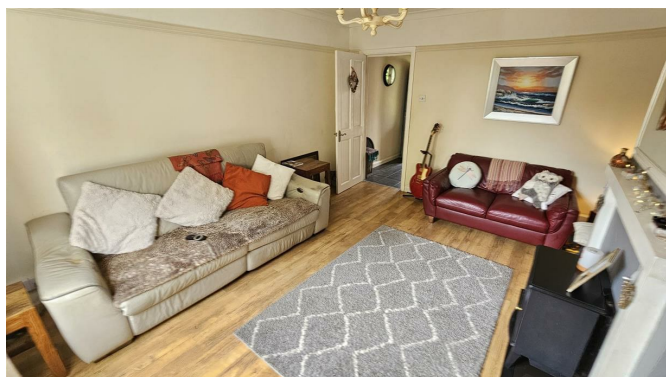


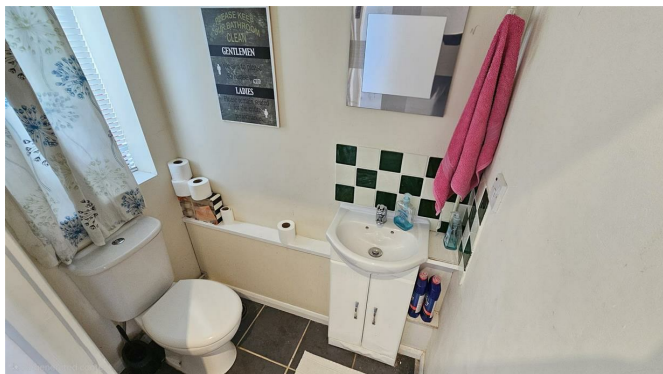


DINING KITCHEN

21'3 x 8'2 (6.48m x 2.49m)

recently refitted with a double glazed window to the front elevation, rolled top work surfaces, range of fully fitted cupboards and units, one and a half bowl sink with mixer tap and drainer, Kenwood cooking range with extractor hood over, tiled flooring, wall mounted Worcester Bosch combi-boiler and recessed lighting.





DINING AREA

with a central heating radiator and a double glazed window overlooking the rear garden.

INNER LOBBY

with a very large storage cupboard providing a walk-in and useful pantry for additional storage.

CLOAKROOM

Fitted with a low flush W.C., a wash basin with cupboard under, a double glazed window and tiled flooring.

UTILITY / PANTRY

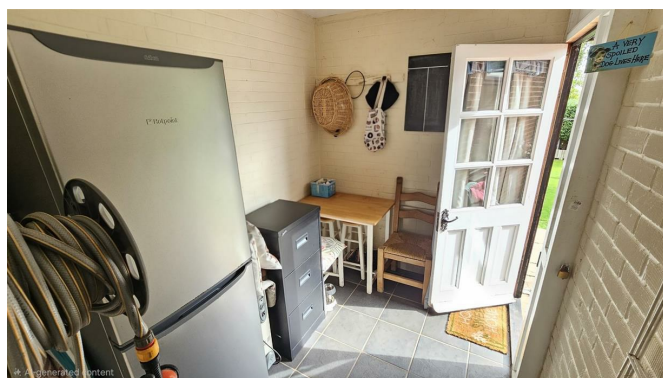
The place to hide everything... a useful addition to any home with shelving and plumbing for a washing machine and space for a dryer.

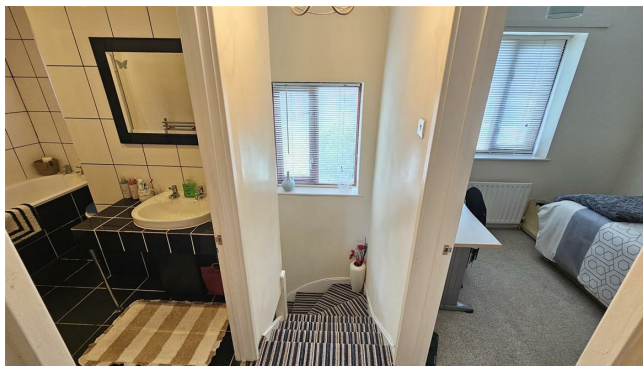


REAR PORCH

8'4 x 6'6 (2.54m x 1.98m)

with a tiled floor, a wall-mounted tap for use with a hose to the rear garden. Half glazed door to the southerly facing and private rear garden.





LANDING

with a window to the front, loft access and white panel doors to Bedrooms to Bathroom accommodation.

BEDROOM 1

12'8 x 10'6 (3.86m x 3.20m) with a central heating radiator and a double glazed window to the rear elevation overlooking the garden and open parkland beyond, with a view of Belvoir Castle on the hill. Built-in wardrobes and overhead cupboards.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 2

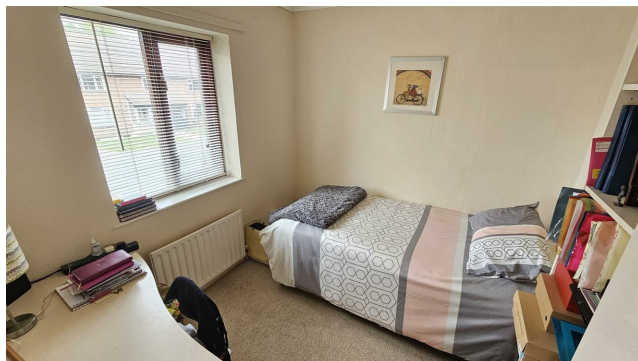
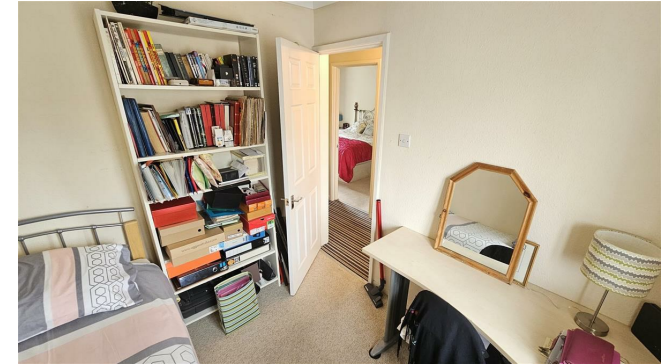
12'8 x 8'4 (3.86m x 2.54m)
with a central heating radiator and a double glazed window to the rear elevation overlooking the garden and open parkland beyond, with a view of Belvoir Castle on the hill. Open wardrobe recess with overhead cupboard and hanging rail.

BEDROOM 3

8'3 x 8'2 (2.51m x 2.49m)
with a central heating radiator and a double glazed window to the front elevation.

RECENTLY UPGRADED BATHROOM

a tiled room with a double glazed opaque window to the front elevation, panelled deep bath, shower enclosure, wash basin set within a vanity area and a low flush W.C. Chrome towel radiator.





OUTSIDE - THE COMMUNAL PARKLAND

The views across the adjoining farmer's fields extend towards Belvoir Castle; sitting proudly on its hill. A wonderful haven of tranquility with mature trees and flowers with a bench from which to enjoy the changing colours as the sun sets over the seasons, with a glass of your favourite tipple in hand.



**GATED ACCESS TO THE
PEACEFUL PARKLAND AREA**





OUTSIDE - REAR

To the rear of the property is a fully enclosed and predominantly lawned rear garden with a large patio area, well stocked mature borders, fencing or hedging to all sides, garden shed and gated access leading directly out to the communal parkland area. Sensibly, an 'outside tap' has been fitted inside the rear porch.





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!





OUTSIDE - FRONT

The property has a predominantly lawned front garden with a pathway leading to the front porch. A garage is located within a block to the left of the property.


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THE GARAGE



Steve Pritchett

Please contact us for a FREE discussion on our services

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Mortgages for:
First Time Buyers
Home Movers
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Buy to Lets - inc HMOs

Protection for:
Life
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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**





SOLD

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← Want one of these???

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!