

**FOR SALE**

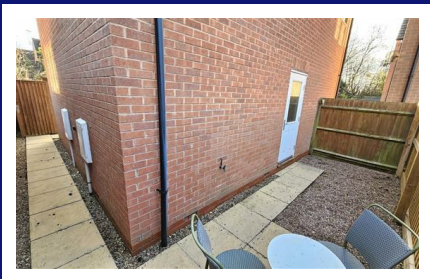
**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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Nottinghamshire  
NG13 8AR

01949 87 86 85

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**26 SWALE GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8YT**

**£159,950**

## 26 SWALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8YT

Built to the very popular Swift design by Miller Homes in 2008 - this is a rare opportunity indeed! A very well presented one bedroomed **DETACHED FREEHOLD HOME** with a **GARAGE** underneath and a garden area to the rear.

Attention first and second time buyers, landlords and those looking for an easy to maintain 'base'! Don't miss this very secure **DETACHED FREEHOLD HOME** which is well located in a favoured position within this very popular development with the possibilities of alterations to the **GARAGE** underneath to create a further bedroom with en-suite facilities or a further lounge with doors out to the easy to maintain and private garden to the rear. Karndean flooring has been fitted to the living / kitchen and shower room areas.

There is the possibility of purchasing items of furniture within the property by separate negotiation.

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!

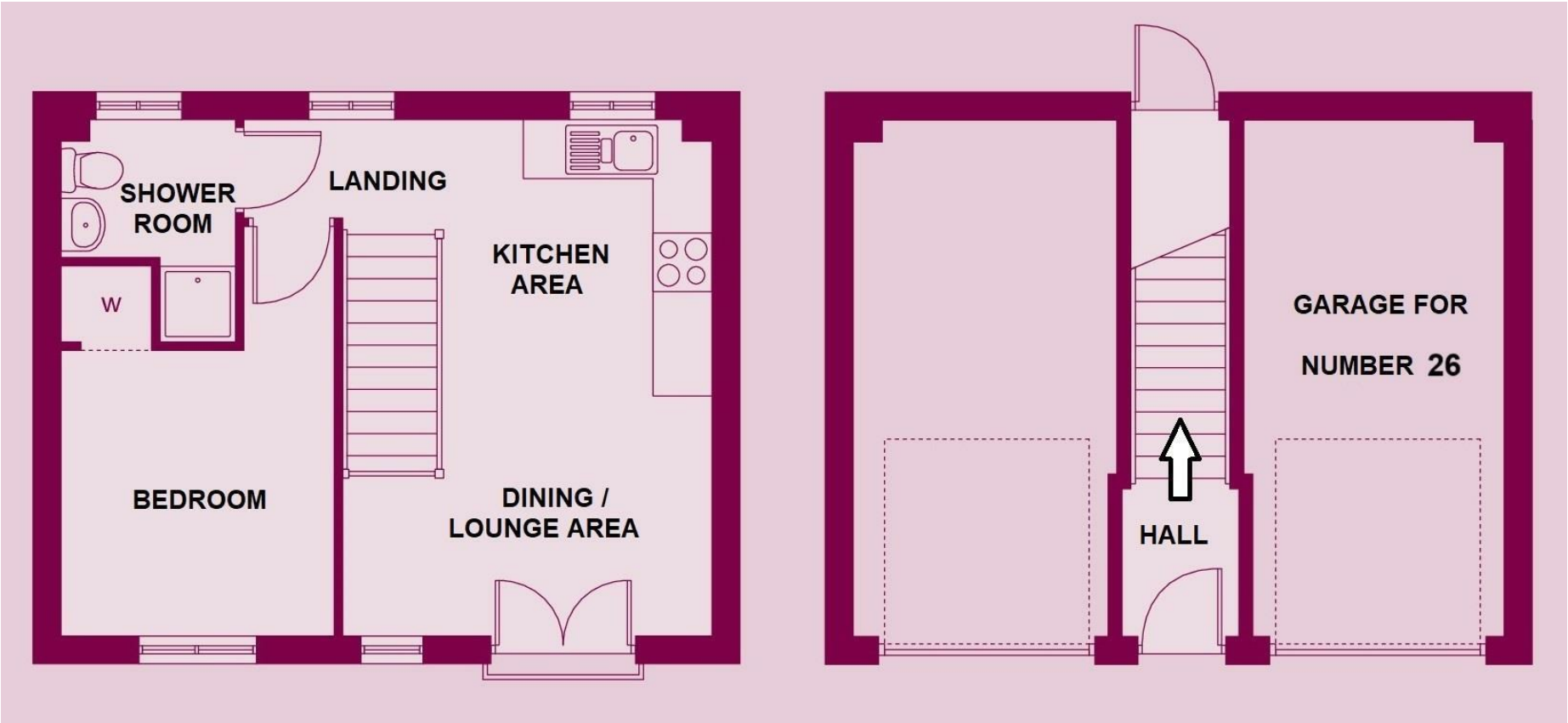
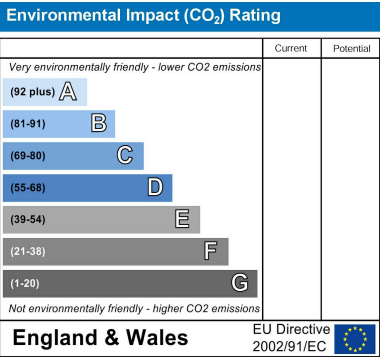
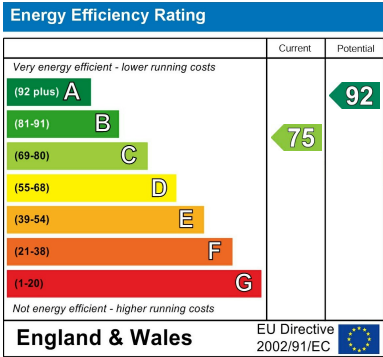


**DIRECTIONAL NOTE** Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto Mill Hill Development. Turn first left into Swale Grove and follow the road to the right until driving through the archway on your left into the Courtyard and this particular property will be found on the right hand side clearly denoted by our For Sale sign.

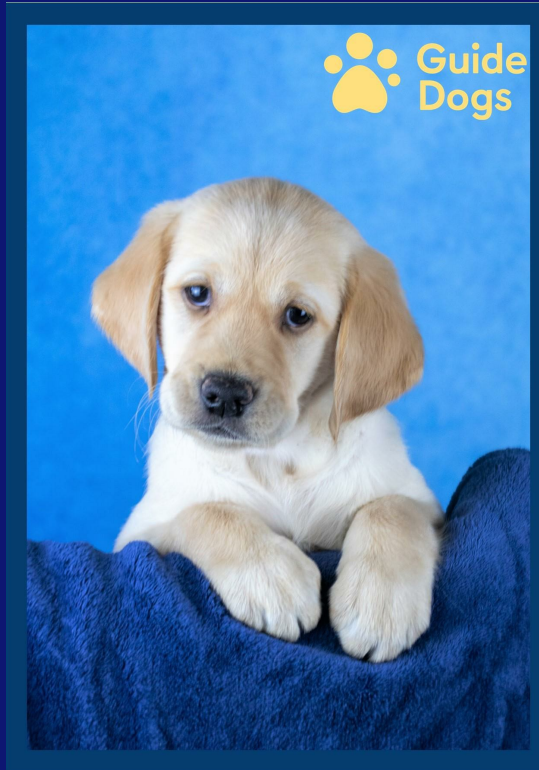
**For Sat Nav use Post Code:**    **NG13 8YT**

Council Tax Band

A



## 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.

See all our properties at  
**OnTheMarket.com**



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Services Bingham**



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**Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.**

## **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

**childline**  
ONLINE, ON THE PHONE, ANYTIME  
childline.org.uk | 0800 1111



**B.H.T.A.**  
BINGHAM HERITAGE  
TRAILS ASSOCIATION



**football  
community**



For more details, email **[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)**



Entrance door to lobby with cloak storage area and a staircase to the first floor (possible doorway into the GARAGE).

### **LANDING**

Double glazed rear aspect window and a central heating radiator.

### **OPEN PLAN LIVING AREA**

17'8 x 12'8 (5.38m x 3.86m)

A modern designer living area which is enhanced by double glazed dual aspect windows and double doors with a Juliet balcony and an open plan kitchen. Karndean flooring has been fitted.



### **KITCHEN AREA**

This beautifully presented modern kitchen has high quality wood effect roll-top worktops with a one and a half bowl stainless steel sink, wall and base units with integral space for a fridge, electric oven and hob with stainless steel extractor hood over, space for washing machine, double glazed front aspect window and down lighters.





### **BEDROOM 1**

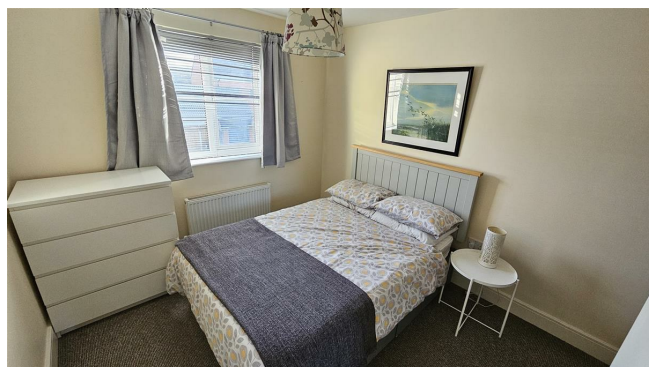
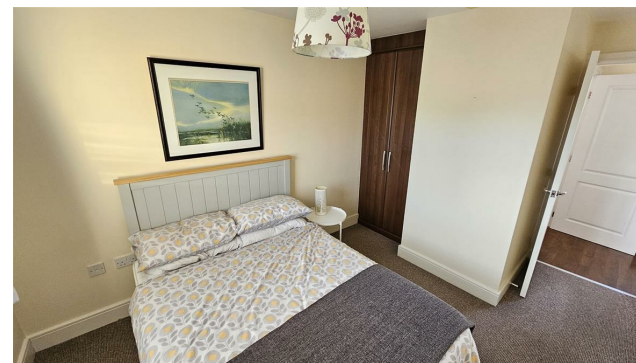
10'0 x 9'3 (3.05m x 2.82m)  
with a built-in wardrobe, double glazed front aspect window and a central heating radiator.

### **SHOWER ROOM**

Contemporary suite comprising a shower, low flush W.C., pedestal wash hand basin, double glazed rear aspect window. Extractor fan. Karndean flooring has been fitted.

### **OUTSIDE**

Within the open courtyard is a parking space in front of the GARAGE (on the right). To the right hand side is a secure access gate that leads a fully enclosed pathway to the private rear garden that is the perfect haven in which to relax at the end of a busy day.





**Hammond**  
Property Services

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Steve Pritchett

Please contact us for a FREE discussion on our services

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A comprehensive colour brochure will be available for prospective tenants.

For more information, please call **Sharon** on **01949 87 86 90**





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