



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



**24 STARNHILL WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ZT**

£410,000

24 STARNHILL WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8ZT

A 4 double bedoomed detached family home built by Linden Homes to their very popular Helpston II design, first occupied in 2014 and nicely positioned on with a southerly facing and very private rear garden... with the best party room? home office? snug? bar & BBQ? You choose...

Situated on the select Bluebells Development close to all the local major road links and within the catchment area for Carnarvon Primary School. There are the standard benefits from gas central heating and UPVC double glazing.

Opportunities like this are becoming increasingly rare – a home lived in by someone with flair, imagination and style... you can purchase a home that you can move straight into, put your furniture down and do nothing due to the quality of the presentation from very house-proud owners.

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. At the traffic lights turn left into Tithby Road. On the brow of the hill turn left into Starnhill Way and continue on this road taking the right hand bend and, as you bear left, the property will be then found on the right hand side clearly denoted by our Hammond Property Services For Sale sign.

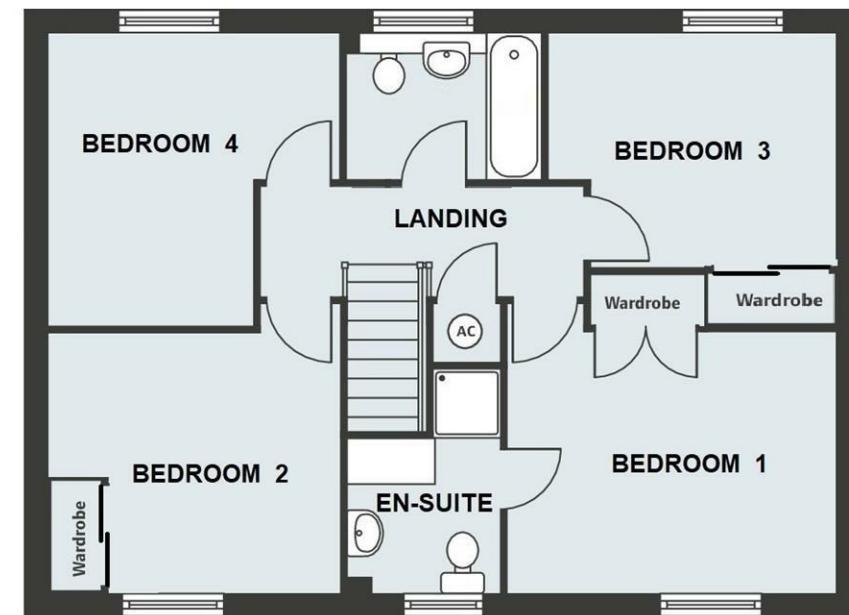
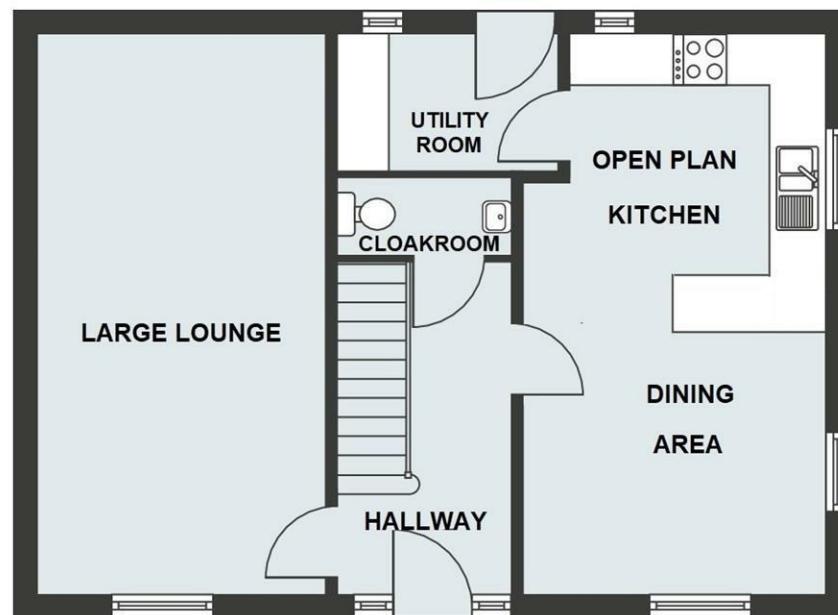
For Sat Nav use Post Code: **NG13 8ZT**

Council Tax Band

E

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		
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



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

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 October 2025

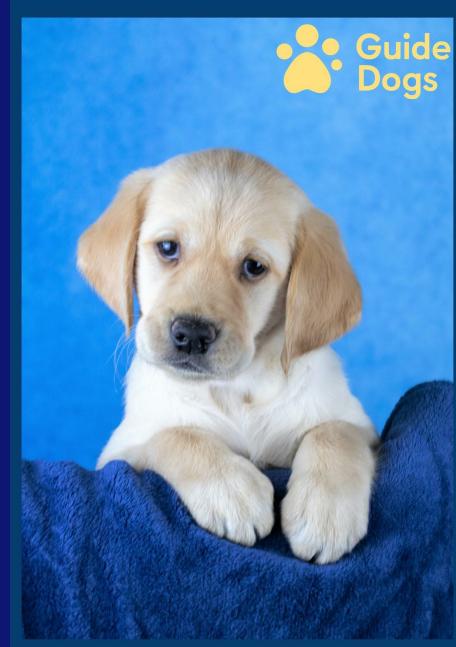


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

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.





Under a feature and covered entrance is the composite entrance door with double glazed side windows leading into the

HALLWAY

Stairs rising to the first floor, doors to ground floor accommodation.



OPEN PLAN DINING KITCHEN

20'6 x 11'8 (6.25m x 3.56m)

Fitted with a range of white fronted base and wall mounted units with Butcher's block effect roll top work surface over, inset one and half sink and drainer, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan, wood effect tiled flooring, recently created and stylish breakfast bar, uPVC double glazed windows to the front and rear elevations and a door to Utility Room



UTILITY ROOM

with base units with work surface over, space and plumbing for washing machine, wall mounted gas central heating boiler, wood effect tiled flooring and door leading out to the rear.

UNDER-STAIRS STUDY / WORK AREA

a brilliantly created area for study or work.

CLOAKROOM

Fitted with a two piece suite comprising low flush W.C., wash basin, extractor fan, central heating radiator and wood effect flooring.





LARGE LOUNGE

21'6 x 11'0 (6.55m x 3.35m)

A spacious light and bright primary reception space with uPVC double glazed window to the front elevation and double doors leading out to the extended decking area of the rear garden. A feature fireplace with flame effect fire.

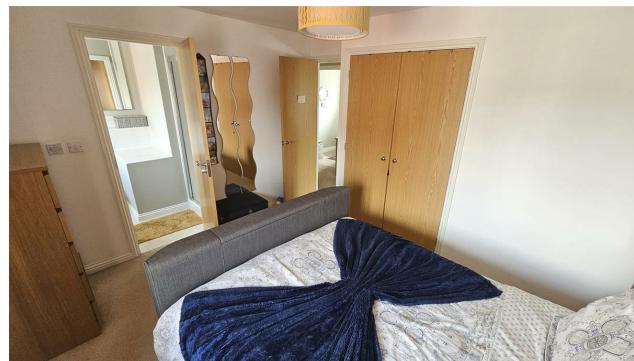
LANDING

Doors to Bedroom and Bathroom.

BEDROOM 1

12'8 x 10'0 (3.86m x 3.05m)

UPVC double glazed window to the front elevation, built-in wardrobes, a television point and door to the en-suite



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising: low level W.C. pedestal wash basing and shower cubicle, wall mounted heated towel rail, tiling to wet areas and uPVC double glazed window to the front elevation.

BEDROOM 2

11'0 x 10'0 (3.35m x 3.05m)

Central heating radiator and a UPVC double glazed window overlooking the rear garden. Built-in and mirror fronted wardrodes with sliding doors.



FAMILY BATHROOM

with a three piece suite comprising a low flush W.C., a wall mounted wash basin and a panel bath with shower over and screen, tiling to wet areas, wall mounted heated towel rail and uPVC double glazed window to the rear elevation.

BEDROOM 3

11'3 x 11'0 (3.43m x 3.35m)

Central heating radiator and a UPVC double glazed window to the rear elevation. Built-in and mirror fronted wardrobes with sliding doors.



BEDROOM 4

11'3 x 11'0 (3.43m x 3.35m)

Central heating radiator and a UPVC double glazed window overlooking the rear garden.

OUTSIDE - FRONT

To the front, an open plan gravelled area - perfect for one or two planters enclosed by a box-hedge, with an adjacent driveway providing a car standing space and allowing access to the GARAGE.

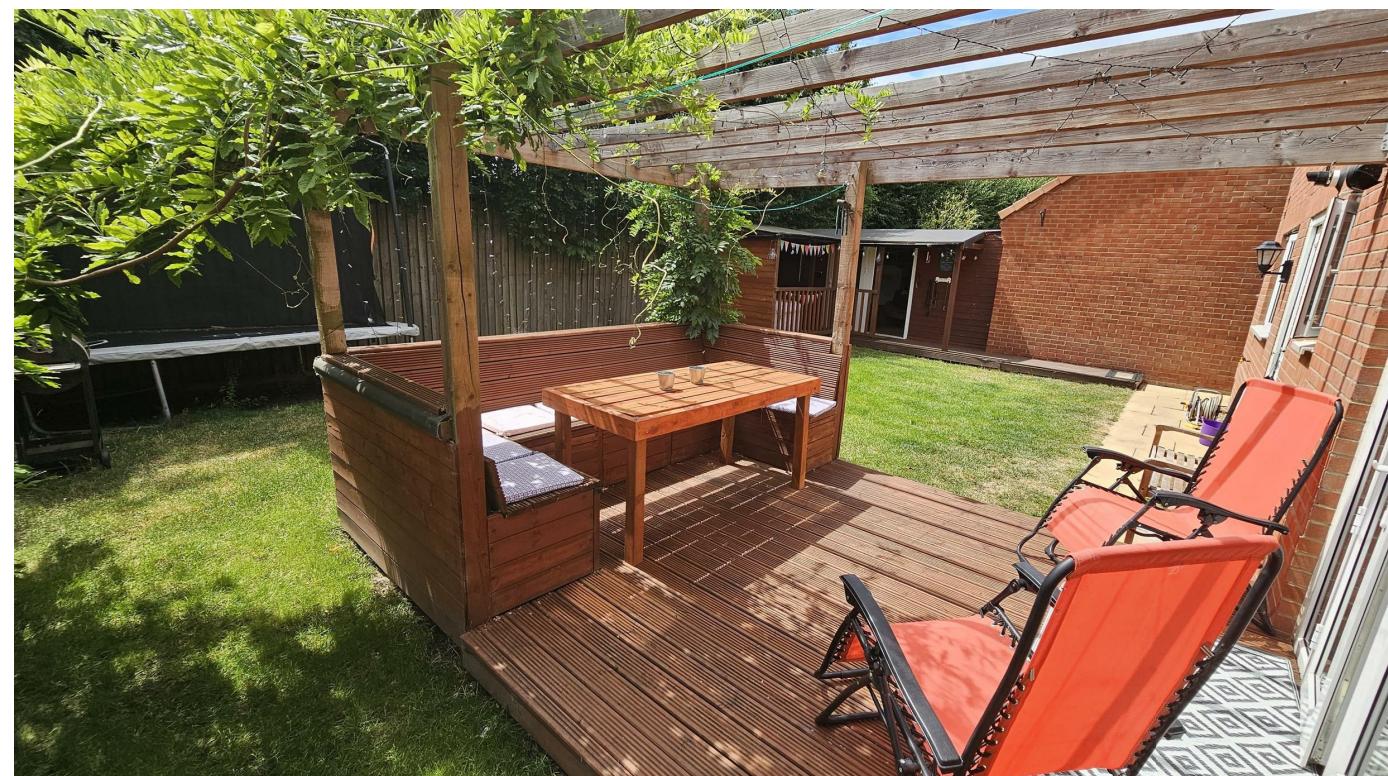




OUTSIDE - REAR

Immediately to the rear of the fully enclosed property is an extended flagstone patio area leading to a purpose built raised timber decking area - ideal for those who enjoy al fresco dining during those balmy summer evenings. The remainder of the rear garden is lawned with gated access to the driveway.

HOME OFFICE / SNUG / PARTY ROOM



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The rear garden is southerly facing and very private with a purpose-built undercover area for the hot tub and the best Home Office / Party Room / BBQ and Bar Room at this price range... or a simple snug... with both power and light provided... you choose how you would use it!

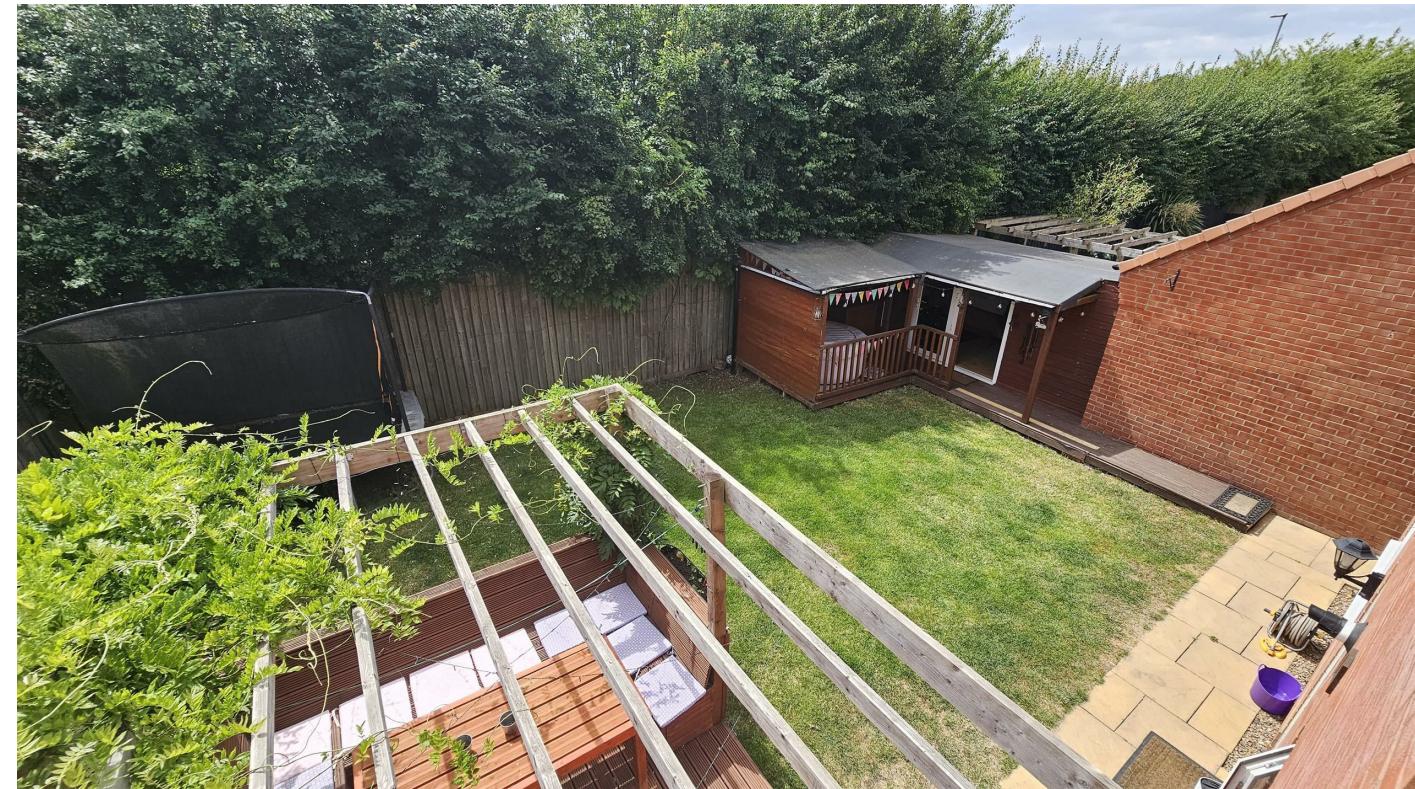




To arrange a viewing of this property, please contact our office on

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!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
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**



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!