

**FOR SALE**

**01949 87 86 85**

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

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Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**25 PARK ROAD, BARNSTONE, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9JF**

**OFFERS OVER £350,000**



## 25 PARK ROAD, BARNSTONE, NOTTINGHAMSHIRE NG13 9JF

5 BEDROOMS FOR THE PRICE OF 3!!!

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- \* New wiring \* New décor throughout
- \* New carpets \* New doors, skirtings and architraves
- \* New kitchen \* New shower room

However, the property has been priced to ensure a speedy sale and to allow the above works to be carried out!

If you are seeking a sensibly priced detached home, requiring the cosmetic improvements above, then this is an ideal home for you if you have an eye for detail and would like to put your own stamp, design and layout on this very roomy home. With the bountiful space provided from the numerous rooms, which are in addition to the traditional lounge, dining area, kitchen and garden room / conservatory, this is perfect for those who require a Home Office / Play Room / Hobby Room... and there are still rooms left!

The largest bathroom at this price range? Take a look... with a four piece suite and a wonderful feeling of space! Need space for parking?... take a look at the extensive block paved driveway, with room for 4 or 5 vehicles!

For those who enjoy entertaining, an area for outdoor gatherings, parties and relaxation has been created; which is covered for use... ideal, whatever the weather.

Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including well regarded Primary School. The village will be opening the doors to the new Village Hall shortly which will host a variety of events to the benefit of this village community. Further facilities can be found in the nearby market town of Bingham including range of shops, doctors and dentists, secondary schooling, leisure centre and railway station with links to Nottingham and Grantham. The village is conveniently located for the A52 and A46 with good road links to the A1 and M1.



**DIRECTIONAL NOTE** Leaving our Bingham office along Market Street turn right onto Long Acre and, at the traffic light junction with The White Lion pub, turn left onto Tithby Road. Continue up the hill and at the crossroads proceed straight over the A52 as signposted to Langar and Harby. Follow the road for several miles and upon reaching the village of Langar take the left turn signposted to Barnstone. Proceed into the village along Main Road and take a right turn into Works Lane, continue for several hundred yards and the property will be found on the right hand side identified by our Hammond Property Services For Sale board.

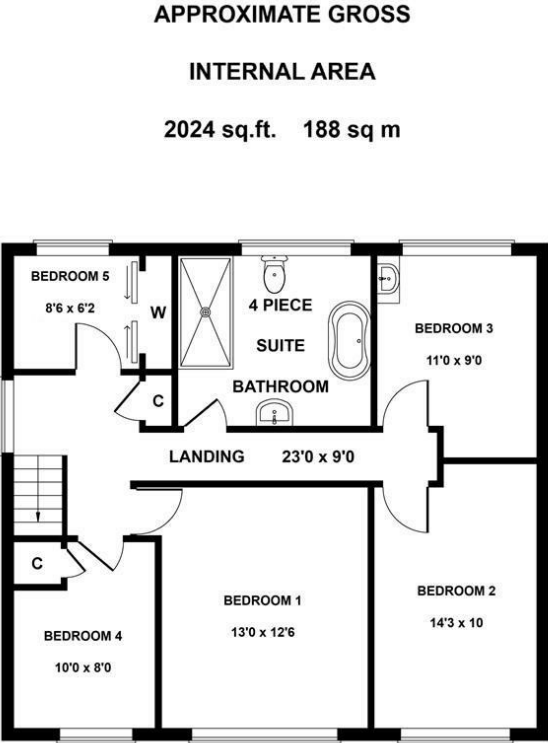
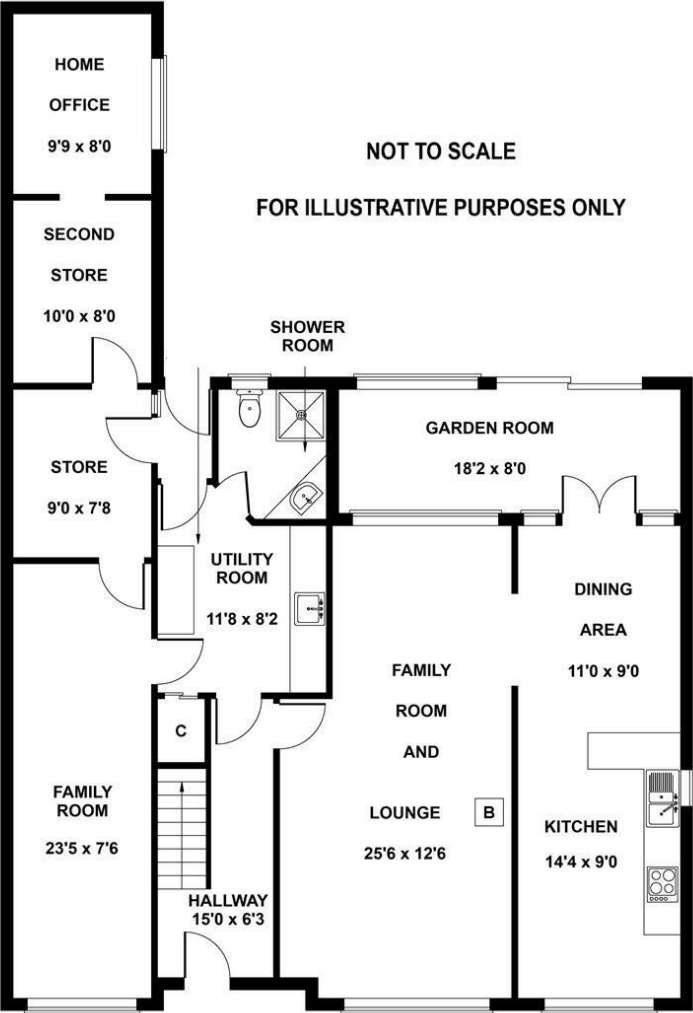
**For Sat Nav use Post Code:**    **NG13 9JF**

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		66
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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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Hammond Property  
Services Bingham



Follow us on Twitter

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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



1st Bingham Scouts



Bingham & Orston Branch



Foundation  
www.rosie-may.com



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





Composite and double glazed double entrance door into the

**HALLWAY**

15'0 x 6'3 (4.57m x 1.91m)  
with stairs to the first floor, understairs cloaks area and a tiled floor.

**FAMILY ROOM / LOUNGE**

25'6 x 12'6 (7.77m x 3.81m)  
with a tiled floor and a double glazed window to the front.







### **DINING AREA**

11'0 x 9'0 (3.35m x 2.74m)

### **BREAKFAST KITCHEN**

14'4 x 9'0 (4.37m x 2.74m)

with a tiled floor and a double glazed window to the front. Butcher's block style work tops. Space for a fridge freezer. Stainless steel sink and drainer with a swanhead mixer tap. Plumbing for a dishwasher. Electric hob with extractor fan over and a Siemens electric oven under.







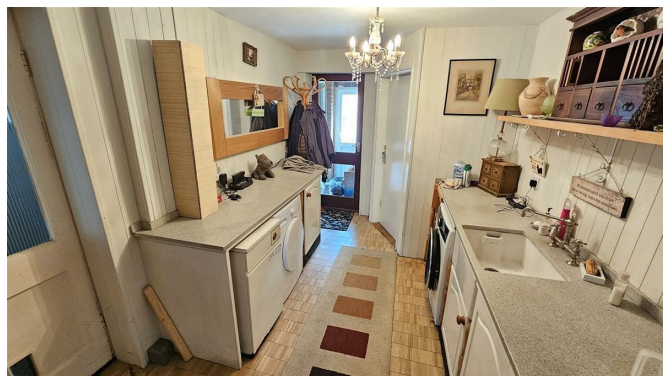
### **FROM THE DINING AREA - DOORS TO**

#### **GARDEN ROOM**

18'0 x 8'0 (5.49m x 2.44m)  
with double glazed windows and double  
glazed patio doors leading into the rear  
garden.

#### **UTILITY ROOM**

Space for an automatic washing  
machine and separate tumble dryer.  
Belfast style sink unit.





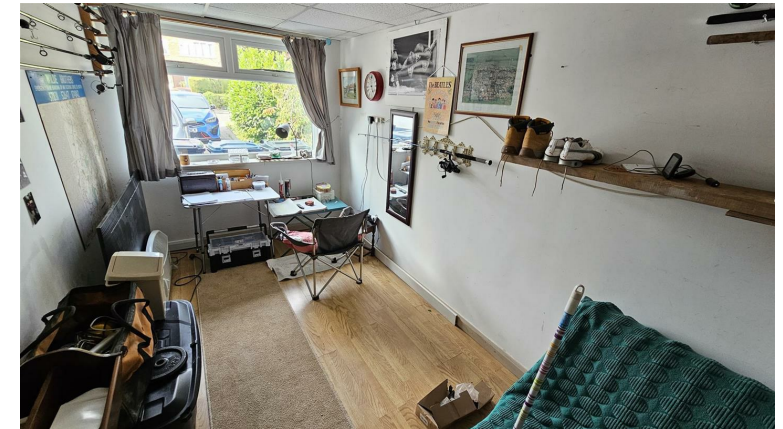


### **SHOWER ROOM**

11'8 x 8'2 (3.56m x 2.49m)  
with a three piece suite consisting of a low level W.C., a wash basin with cupboard under and a shower enclosure and a UPVC double glazed obscure window.

### **FAMILY ROOM**

23'6 x 7'6 (7.16m x 2.29m)  
Created from the previous GARAGE / CAR PORT







### **STORE**

9'0 x 7'8 (2.74m x 2.34m)  
with a double glazed door to the rear garden area.

### **SECOND STORE**

10' x 8'0 (3.05m x 2.44m)  
with double glazed door to the rear garden, a door to the store area and a door into the DOUBLE GARAGE.

### **HOME OFFICE / STUDY**

9'9 x 8'0 (2.97m x 2.44m)  
with a double glazed window overlooking the rear garden.







### **LANDING**

with a double glazed window to the side and a airing cupboard.

### **BEDROOM 1**

13'0 x 12'6 (3.96m x 3.81m)  
with a central heating radiator and a double glazed window to the front.







### **THE LARGEST BATHROOM AT THIS PRICE RANGE?**

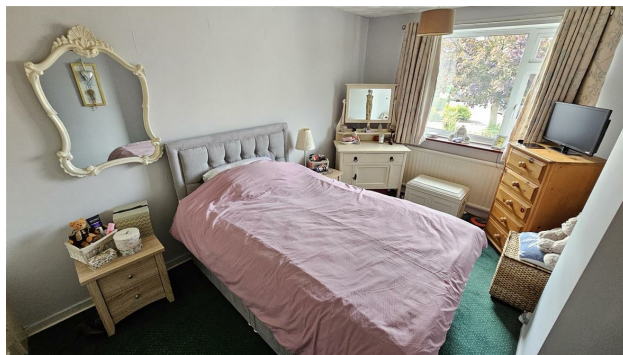
10'6 x 9'3 (3.20m x 2.82m)

with a four piece suite consisting a low level W.C., a pedestal wash basin, a double ended panelled bath with a feature mixer tap, a shower enclosure and a UPVC double glazed obscure window to the rear elevation. A central heating radiator and cover.

### **BEDROOM 2**

14'3 x 10'0 (4.34m x 3.05m)

with a central heating radiator and a double glazed window to the front.







### **BEDROOM 3**

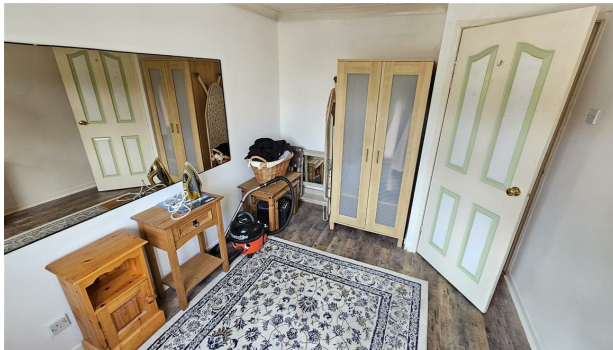
11'0 x 9'0 (3.35m x 2.74m)  
with a central heating radiator and a double glazed window to the rear.

### **BEDROOM 4**

10'0 x 8'0 (3.05m x 2.44m)  
with a central heating radiator and a double glazed window to the front.

### **BEDROOM 5**

8'6 x 8'2 (2.59m x 2.49m)  
with a central heating radiator and a double glazed window to the rear.







### **OUTSIDE - FRONT**

An open and block paved driveway provides plenty of off road parking for at least 4 vehicles - perfect for the growing or extensive family.

### **OUTSIDE - REAR**

WHAT A GARDEN.... PERFECT FOR ENTERTAINING AND TINKERING. To the rear is a large timber workshop shed (gentleman's retreat) that is approached via stepping stones within the main lawn. A raised decking area is the perfect venue for those who enjoy al fresco dining during those balmy summer evenings - perfect for those sun worshippers amongst us! Whilst an area for outdoor entertainment and relaxation has been created which is covered for use... whatever the weather.







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto: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



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## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED** or **INTRODUCTION 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.

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





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to arrange a suitable time for us to call out and to discuss what we do and how we do it!