



Hammond
Property Services

FOR SALE

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

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**7 HILL TOP, ORSTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9PG**

£499,950

7 HILL TOP, ORSTON, NOTTINGHAMSHIRE NG13 9PG

An excellent opportunity to acquire a modern detached family orientated home which has undergone a significant level of refurbishment and modernisation and is situated on a delightful established plot with westerly views across the Trent Valley towards Nottingham in the distance and a garden that thrives in the afternoon and evening sunshine - perfect for those who enjoy al fresco dining during those balmy summer evenings. The conversion of one of the original garages has helped to create the ideal open plan dining / living kitchen that everyone is looking for, or a separate snug area / home office... as well as the remaining car port providing ample storage space.

The property is set back from the main road on Hill Top; a small cul-de-sac service road. The position, the setting and the plot are magnificent and result in elevated and wonderful views across neighbouring properties that change with the seasons.

Sensibly, the NEST system has been installed for sensible and easy control of the central heating and hot water system. All will be explained to the lucky buyer and controls passed to you upon completion.

Following a significant level of refurbishment in the last few years, finished to a lighter and brighter decor, with high quality fixtures and fittings including contemporary en-suite shower room to the master bedroom, the upgraded main family bathroom and the ground floor cloakroom. In addition, the kitchen has been beautifully finished with a range of bespoke wall, base and drawer units with clever lighting and ample preparation and dining areas. The utility room was re-fitted at the same time to a high standard and quality fittings.

There isn't a small bedroom to the first floor... just four good size bedrooms with the master benefitting from en-suite shower facilities. The property is neutrally decorated throughout, benefits from gas central heating and double glazing.... ready to walk into, put your furniture down and do nothing!



Orston is a highly regarded village with a thriving community and is well placed for the larger market town of Bingham. The property is likely to particularly appeal to families taking into account the village school's GOOD Ofsted rating (Jan 2023) and the village shop; selling a range of groceries, fresh produce, take-away coffee and bakery items.

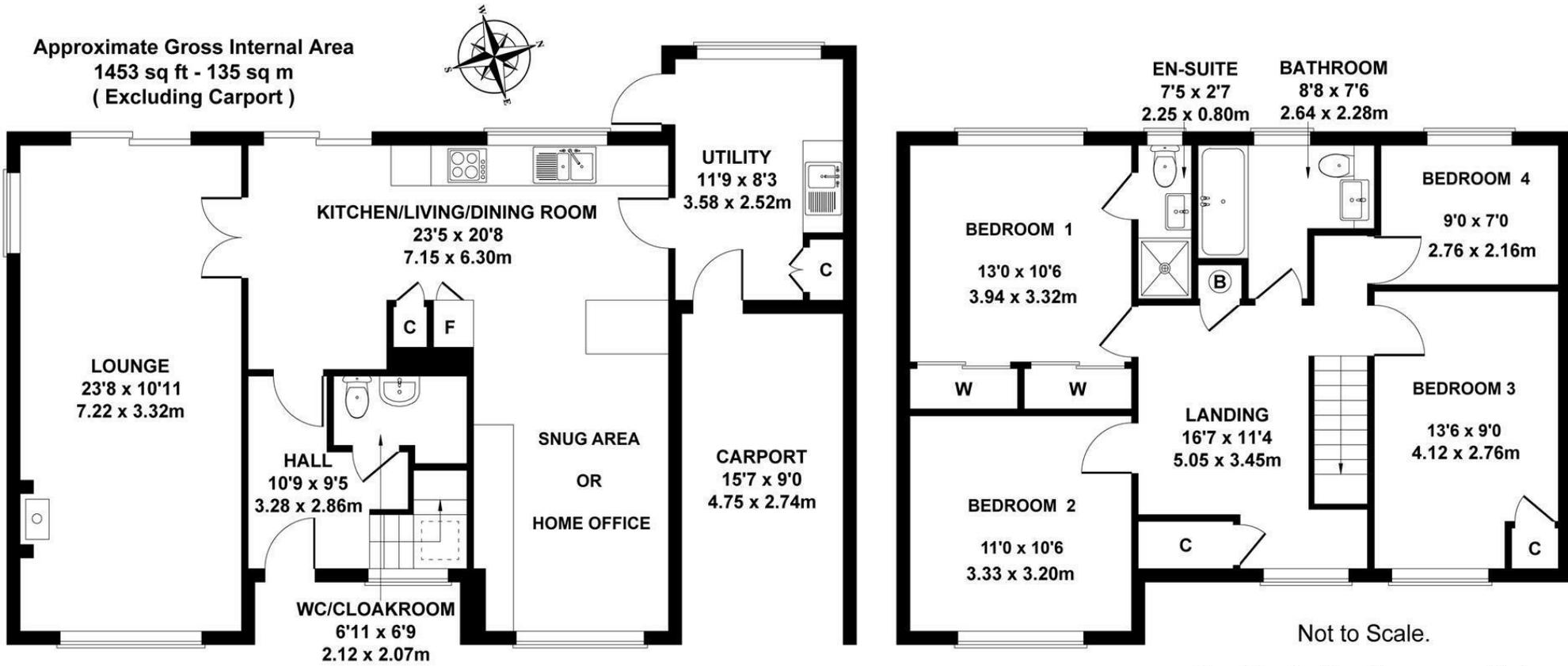
Amenities include the highly regarded primary school, public house, church, and local equestrian facilities. The nearby market towns of Bingham, Newark and Grantham offer further facilities and the village is ideally placed for commuting via the A52 or A46 to the cities of Nottingham and Leicester, with good road access to the A1 and M1. From Grantham station there is a high speed train to King's Cross in just over an hour.

Only a couple of miles away, 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. Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee houses, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, new leisure centre and community hub and a library.

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		66	72
		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	

Council Tax Band **E**



Not to Scale.
For Illustrative Purposes Only.

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

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. At the T junction, turn left onto the A52. Pass the turnings to Whatton and Aslockton on the left. Continue for some distance until eventually reaching Elton. Turn left at the crossroads as directed to Orston. After approximately one mile and just before the fork in the road, bear left into Hill Top and bear right into the cul-de-sac and Number 7 will be found on the left hand side, clearly denoted by our For Sale board.

For Sat Nav use Post Code: NG13 9PG



A composite entrance door into

HALLWAY

10'9 x 9'6 (3.28m x 2.90m)
with stairs to the first floor, a central heating radiator
and a door to the

THE OPEN PLAN LIVING / DINING KITCHEN

23'6 x 20'8 (7.16m x 6.30m)

DINING AREA

A fantastic central space which links through into both
the main sitting room and also the snug area / home
office, creating an L shaped living/entertaining space
which benefits from a dual aspect as well as fantastic
views into the rear garden and the neighbouring views.
A central heating radiator and double glazed patio
doors into the patio area of the rear garden and with a
built-in full height fridge and larder cupboard.





KITCHEN AREA

Fitted with a range of contemporary base units having low level plinth lighting, two runs of preparation surfaces, one encompassing a breakfast bar for informal dining, the main run having inset sink and drain unit with brushed metal mixer tap, integrated appliances including induction hob with splash back and chimney hood over, double oven and dishwasher, double glazed window overlooking the rear garden and the fabulous views.

SNUG AREA / HOME OFFICE

16'8 x 15'8 (5.08m x 4.78m)

A versatile space ideal as an additional, informal snug or home office area with a central heating radiator and double glazed window to the front.



CLOAKROOM / W.C.

with a two piece white suite comprising a pedestal wash basin with chrome mixer tap and pop up waste, a low flush W.C., central heating radiator and understairs storage area.





FAMILY LOUNGE

23'8 x 11'0 (7.21m x 3.35m)
with windows to three elevations, the focal point to the room being chimney breast with raised hearth, exposed brick back, inset solid fuel stove and oak mantel above. Two central heating radiators, double glazed bay window to the front, additional window to the side and sliding patio door leading out into the rear garden.





UTILITY ROOM

11'9 x 8'3 (3.58m x 2.51m)

A well proportioned and useful space fitted with an excellent level of storage; wall and base units as well as full height larder unit, work surface with inset stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, space for tumble dryer, room for further free standing appliances, central heating radiator, double glazed window to the rear and exterior door into the garden. A further door gives courtesy access into the rear of the car port.

STAIRS RISE FROM THE HALLWAY

5.05m x 3.45m

FIRST FLOOR LANDING / HOME OFFICE AREA

16'7 x 11'4

A particularly generous space providing a large enough area to create a reception space and would accommodate a study area or sofa, with under-eaves storage, central heating radiator, built-in airing cupboard which also houses the gas central heating combi-boiler, access to loft space above and double glazed window to the front.





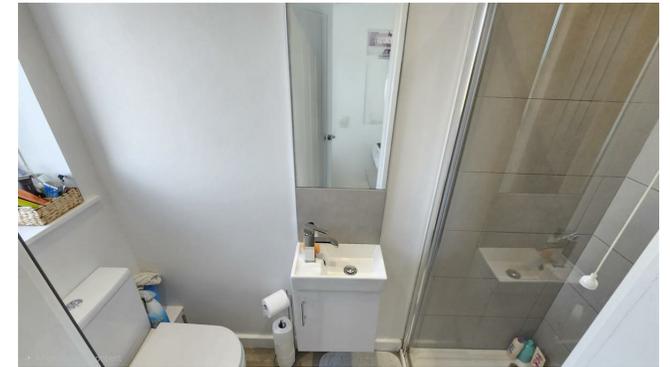
BEDROOM 1

13'0 x 10'6 (3.96m x 3.20m)

with a central heating radiator and a double glazed window overlooking the rear garden and the extensive, westerly facing views. Fitted wardrobes with sliding and mirror fronted doors.

EN-SUITE SHOWER ROOM

a contemporary suite comprising shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and wall mounted vanity unit with inset washbasin and tiled and mirrored splash back, contemporary column radiator and double glazed window.





BEDROOM 2

11'0 x 10'6 (3.35m x 3.20m)
with a central heating radiator and a double glazed window overlooking the front garden.

BATHROOM

An L shaped room having a contemporary suite comprising double ended bath with wall mounted mixer tap and further wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, vanity unit with W.C. & concealed cistern, quartz effect vanity surface and inset RNK Ceramics basin with chrome mixer tap and quartz effect and mirrored splash backs, contemporary radiator and double glazed window to the rear.





BEDROOM 3

13'6 x 9'0 (4.11m x 2.74m)
with a central heating radiator and a
double glazed window overlooking the
front garden.

BEDROOM 4 / HOME OFFICE ?

9'0 x 7'0 (2.74m x 2.13m)
with a central heating radiator and a
double glazed window overlooking the
rear garden and the extensive, westerly
facing views.





OUTSIDE - FRONT & SIDE

The property occupies a pleasant position tucked away in a small cul-de-sac setting in this popular village, set back behind an open plan frontage which is mainly laid to lawn with an array of mature shrubs providing both colour and texture. A double width driveway provides off road car standing for several vehicles and, in turn, leads to an attached car port (15'6 x 9'0) providing further covered car standing or a useful storage area.

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OUTSIDE - REAR

A timber courtesy gate gives access into the rear garden which offers a westerly aspect and has been thoughtfully established and landscaped over the years, creating an initial elevated terrace linking back into the main reception areas and enjoying a westerly facing aspect down into a mainly lawned garden, which is well stocked with a range of mature trees and shrubs that provide even more texture and colour with the landscaped garden.

OUTSIDE - MAIN GARDEN

The gardens are enclosed by fencing and hedging, with sun-trap areas having been created to enable the perfect vantage points from the first cup of coffee of the day to the final part of the evening from which to enjoy the last drops of Merlot... perfect for those who wish to entertain friends and family during those balmy summer evenings. Sensibly, there is a useful timber storage shed.





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

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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!