



Hammond
Property Services

FOR SALE

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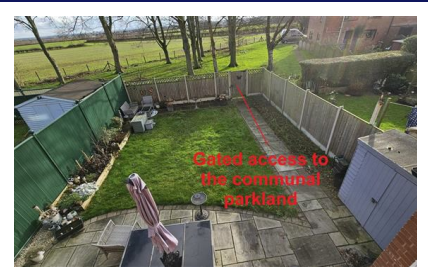
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11 Market Place
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Nottinghamshire
NG13 8AR

01949 87 86 85

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

£240,000

96 TRENCHARD CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8HH

The sale of 96 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 shower room as well as a separate utility room... 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!

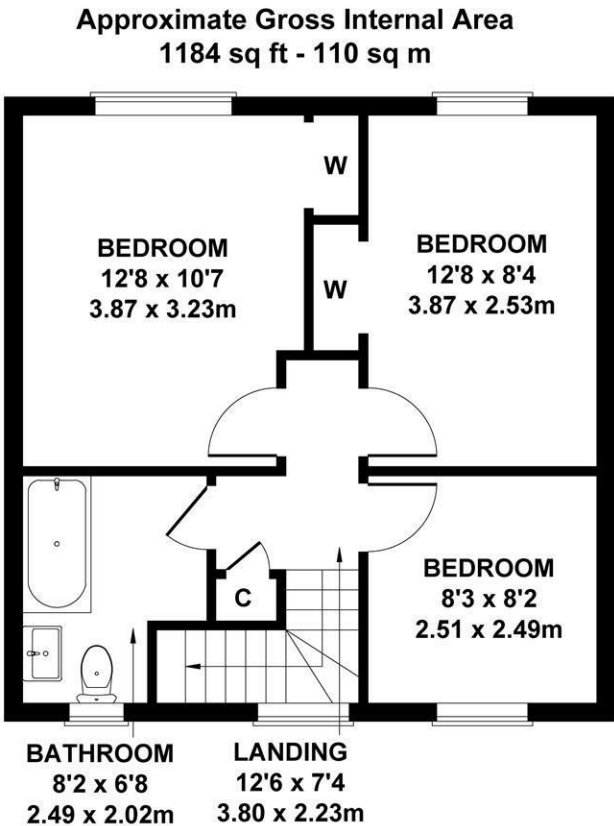
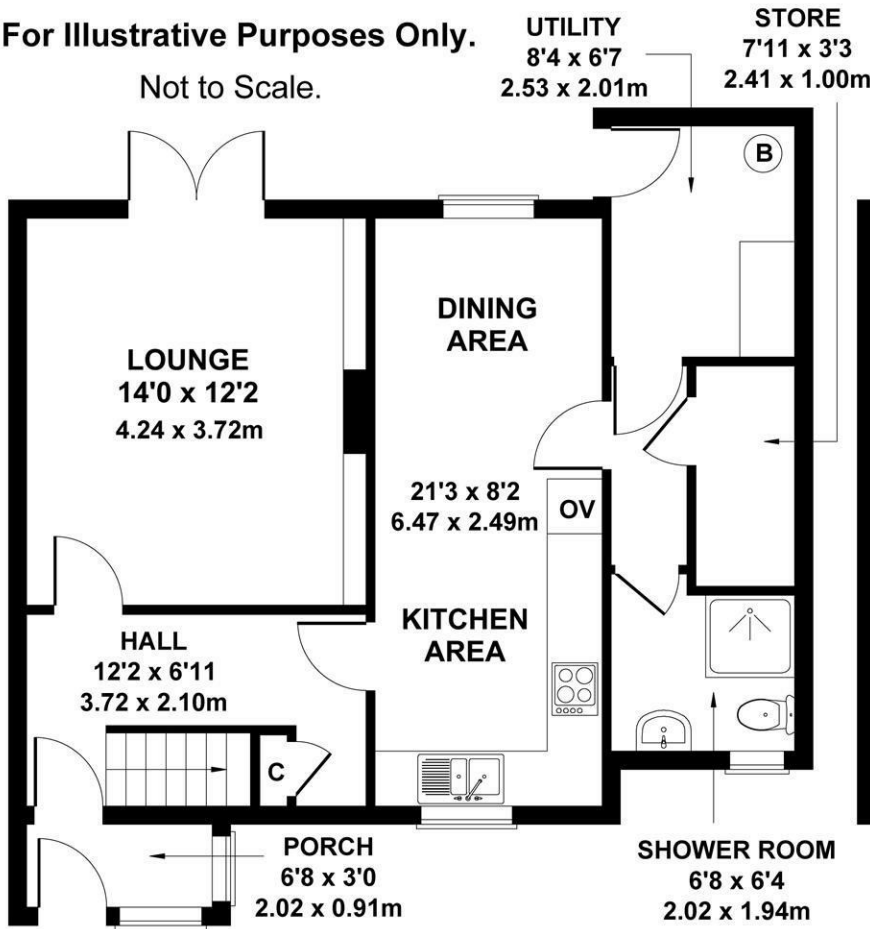
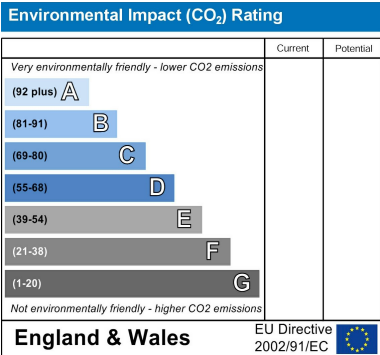
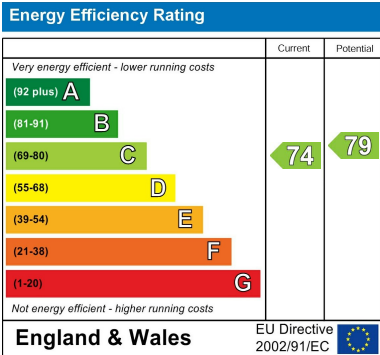


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). At the traffic island, bear second left as directed to Newton. Take 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



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 £5,634 in 2024 for this extremely important Charity.

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

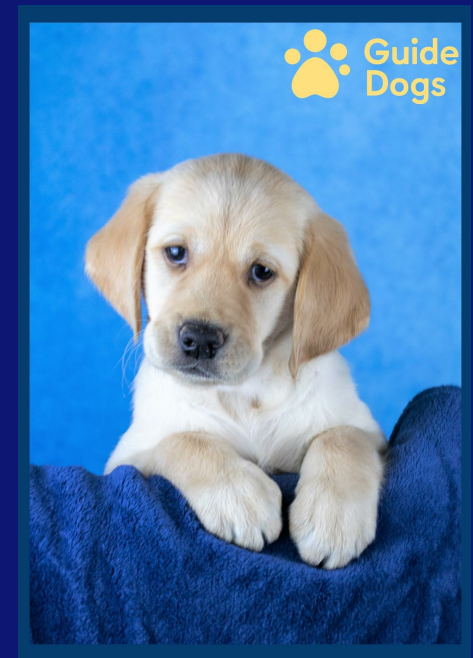
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

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 double glazed entrance door into the

ENTRANCE PORCH

with double glazed windows and tiled flooring. Entrance door into

HALLWAY

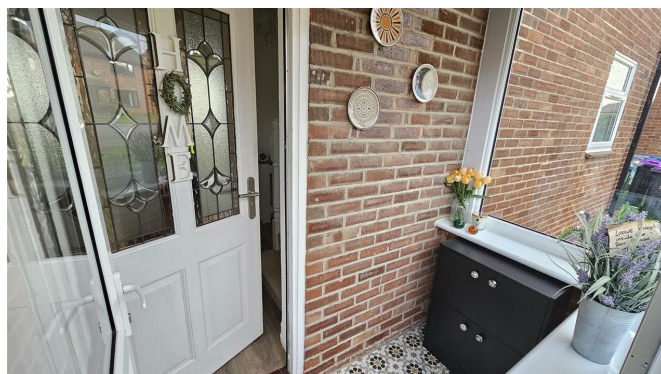
12'2 x 7'0 (3.71m x 2.13m)

with stairs to the first floor. Double glazed window to the front. Central heating radiator and wood effect flooring. Under-stairs storage cupboard.

LOUNGE

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

with wood effect laminate flooring, feature fireplace and uPVC double glazed double doors leading to the patio area of the rear garden. Built-in storage cupboards to either side of the fireplace.





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, four ring electric hob with extractor hood over, electric oven and wood effect flooring, recessed lighting.





DINING AREA

with a contemporary and vertical 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.

SHOWER ROOM

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





UTILITY ROOM

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

with a double glazed stable-door to the rear garden, a tiled floor, plumbing for a washing machine and tumble dryer, storage cupboards, a central heating radiator and a wall mounted gas fire boiler which has been upgraded and now uses the NEST system for ease of control.



BINGHAM'S COMMUNITY ESTATE AGENT

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LANDING

with loft access and white panel doors to Bedroom 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. Open wardrobes and with overhead cupboard.

RECENTLY UPGRADED BATHROOM

a tiled room with a double glazed opaque window to the front elevation, panelled bath with shower over and screen with both handset and rainwater fitting, wash basin with cupboard under and a low flush W.C. Illuminated and shelved area.





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. Wood effect flooring and wardrobe recess with overhead cupboard.

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. Wood effect flooring.





OUTSIDE - FRONT

The property has a predominantly lawned front garden with a pathway leading to the front porch. Sensibly, an outside tap has been fitted to the front for watering of the garden and car washing.

OUTSIDE - REAR

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





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.



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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



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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**





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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!