

FOR SALE

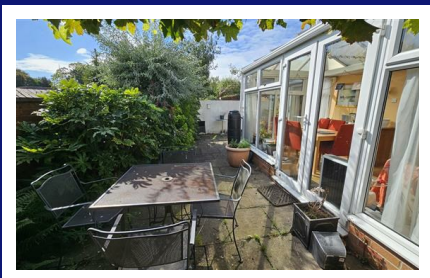
01949 87 86 85

www.hammondpropertyservices.com

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**20 STATION STREET, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8AQ**

OFFERS OVER £285,000

20 STATION STREET, BINGHAM, NOTTINGHAMSHIRE NG13 8AQ

We are delighted to bring to the market this 2 bedroomed bungalow, located within a select cul de sac of similar properties in close proximity of the Bingham Market Place. For those looking to walk in, put your furniture down and do nothing, this is the property for you!

Perfect for those local folk who are looking downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

This beautifully presented and double glazed property enjoys a delightful position being just a gentle stroll from the Market Place (only 176 yards to be precise!) where there is a range of shops as well as a regular bus service and a rail service to Nottingham City Centre.

The property comes with its own parking spaces within an open courtyard and the front door is only 25 paces away along a short path! The addition of the conservatory to the rear gives a wonderful overall feeling of space and light whilst there is the perfect sun trap within the mature garden from which to enjoy both breakfast, lunch or afternoon tea - ideal for those who enjoy al fresco entertaining during those summer months. The hanging vine also adds a Mediterranean feel to the already relaxing and fully enclosed paved garden... so, less maintenance for everybody.

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!

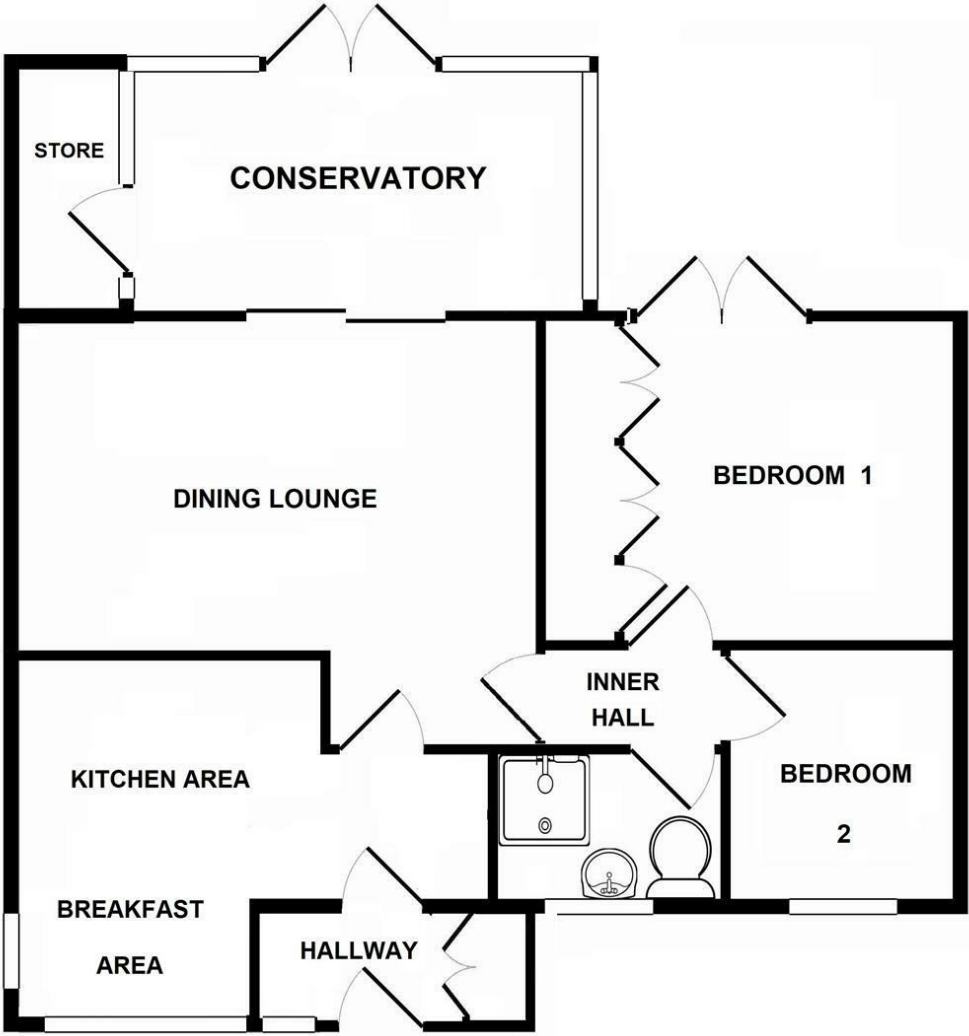
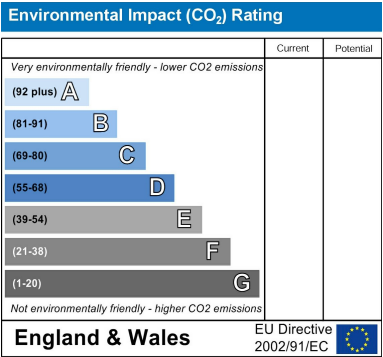
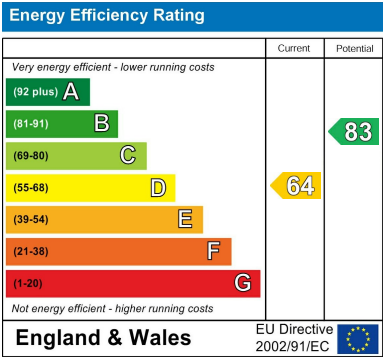


DIRECTIONAL NOTE From our Bingham Office the property may be approached along the north side of the Market Place. Turn left into Station Street and continue only 175 yards where the property will then be found on the right hand side clearly denoted by the Hammond Property Services for sale sign. In the corner of the parking courtyard is an opening that leads to the path to the front door of Number 20.

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

Council Tax Band

C



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.

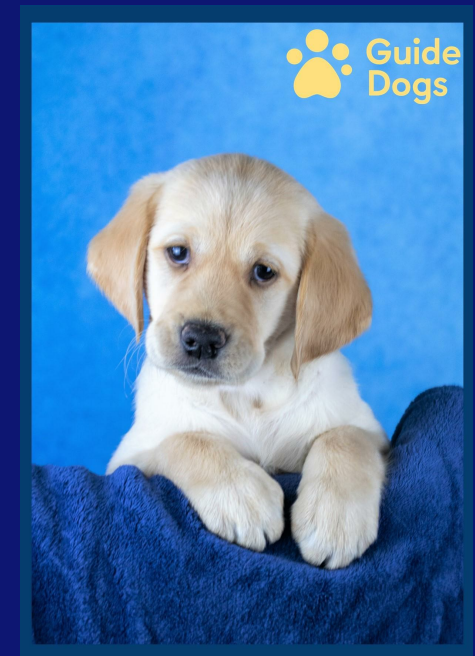
REFERRAL FEES

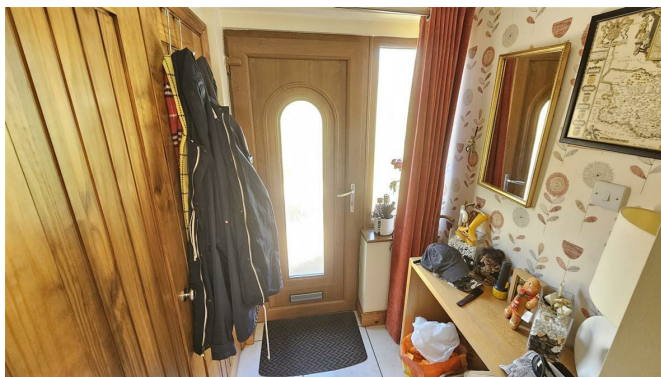
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.
27th August 2025

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.





Double glazed entrance door leads through to the

ENTRANCE HALLWAY

with a double cloak cupboard with shelving and housing the gas fired central heating boiler. The plumbing for a washing machine has also been fitted.

BREAKFAST KITCHEN

13'9 x 8'0 (4.19m x 2.44m)

Featuring a range of refitted units and work surfaces, inset single drainer sink unit with mixer tap, plenty of cupboards and drawers, upstands tiling above the work surfaces. Built in appliances include a four ring electric hob, built in brushed steel electric double oven beneath and extractor over, built in dishwasher, UPVC double glazed window to the front elevation within a recessed area, built in fridge and freezer. Tiled flooring and a further set of drawers and cupboard unit providing even more valuable storage. Central heating radiator.





DINING LOUNGE

17'0 x 12'9 (5.18m x 3.89m)

A particularly large room combining both lounge and dining areas, featuring an electric fireplace with surround, double glazed patio doors opening into the large conservatory and a central heating radiator.





CONSERVATORY

10'0 x 7'0 (3.05m x 2.13m)

A superb addition to the main property providing a further reception room, constructed in UPVC double glazing with double glazed double doors out to the landscaped rear garden and velux windows. A useful storage room with shelving has been created for an ironing board, vacuum cleaner etc.





An inner hallway, with a central heating thermostat, gives access to the partially boarded roof space, with an electric light, via a fitted pull-down ladder.

BEDROOM ONE

13'6 x 9'9 (4.11m x 2.97m)

A light and airy room with a central heating radiator, double glazed double doors to the large patio area of the rear garden and there is a range of fitted wardrobes.

SHOWER ROOM

with a refitted suite with corner shower, wash hand basin set within a vanity unit of drawers and cupboards, a low level W.C. all in contemporary white, chrome central heating towel radiator. Obscure double glazed window to the front and recessed lighting. Tiling to the walls and floor.





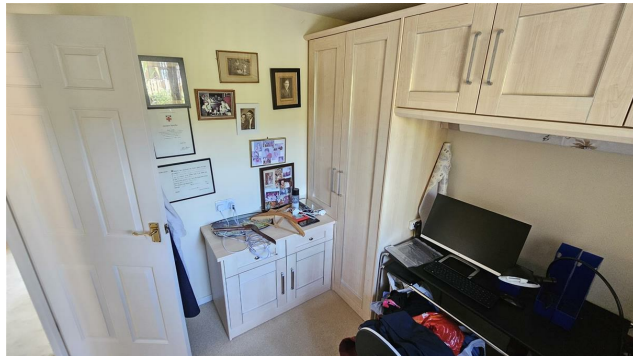
BEDROOM TWO

10'0 x 8'0 (3.05m x 2.44m)

With central heating radiator and double glazed window to the front elevation. Fitted wardrobes with overhead cupboards and matching chest of drawers.

OUTSIDE - FRONT

To the front of the property a communal tarmac drive provides allocated off-street car parking spaces and a pathway gives access to the front garden area, which is gravelled for low maintenance with mature shrubs and bushes screening the property from the road.





OUTSIDE - REAR

To the rear there is the perfect sun trap within the mature garden from which to enjoy both breakfast, lunch or afternoon tea - ideal for those who enjoy al fresco entertaining during those summer months. The hanging vine also adds a Mediterranean feel to the already relaxing and fully enclosed paved garden... so, less maintenance for everybody.







Hammond
Property Services

FOR SALE

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





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Are you a landlord?

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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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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!