



Hammond
Property Services

FOR SALE

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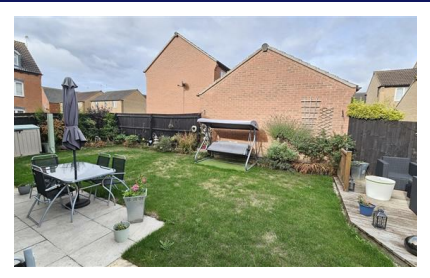
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Nottinghamshire
NG13 8AR

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**28 HAMPDEN ROAD, NEWTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ZX**

£440,000

28 HAMPDEN ROAD, NEWTON, NOTTINGHAMSHIRE NG13 8ZX

An immaculately presented contemporary detached home, originally constructed by Bellway Homes to their very popular Spinney House Design, but now with the bonus of the perfect extension that creates the additional living space, with a garden room that leads from the breakfast kitchen. Offering an attractive double fronted facade behind which lies a contemporary and beautifully presented interior with brushed steel electric fittings... very house proud owners. Due to the current owner's minimalistic tastes, the property is presented in immaculate condition... as if the Bellway Homes have just finished the last bit of painting! You can easily walk in, put your furniture down and... do nothing!

The property comprises an initial entrance hall with cloakroom, main sitting room again offers windows to the front and double doors to the rear elevation that leads into the Garden Room with its under-floor heating and from which there is access out into the rear garden, well proportioned family kitchen benefitting from glazing to three sides, as well as a generous range of modern units and integrated appliances; useful utility room off the kitchen with access to the side. To the first floor there are four double bedrooms, the master and the second bedroom both benefitting from en-suite facilities, and there is a separate family bathroom.

The property has neutral decoration throughout and benefits from UPVC double glazing and gas central heating, occupying a pleasant corner plot position with driveway and brick garage to the side with enclosed landscaped garden to the rear - to which there is much more privacy than you would expect for a property on a modern development - perfect for those sun worshippers among us.

The property is likely to appeal to a wide audience including professional couples, young families or even those downsizing from considerably larger dwellings looking for an efficient low maintenance home in this popular and green setting.



Council Tax Band

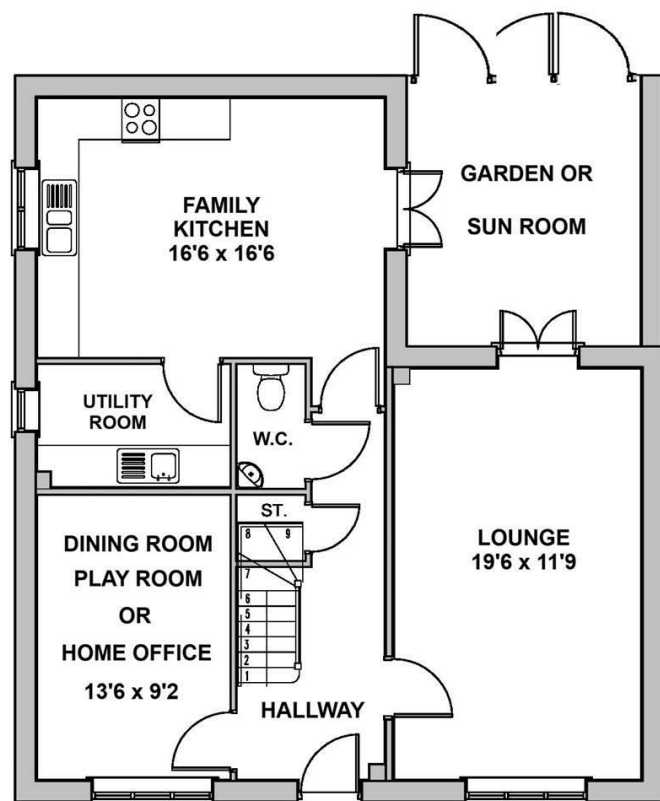
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Every Thursday, Bingham bustles with a traditional market around the beautiful Buttercross in the Market Place, where countrywomen once brought their baskets of cheese and butter to sell. Bingham also holds regular Farmers' markets selling fresh, regional, organic and traditional produce, while you will also find modern convenience stores for the 'big shop'.

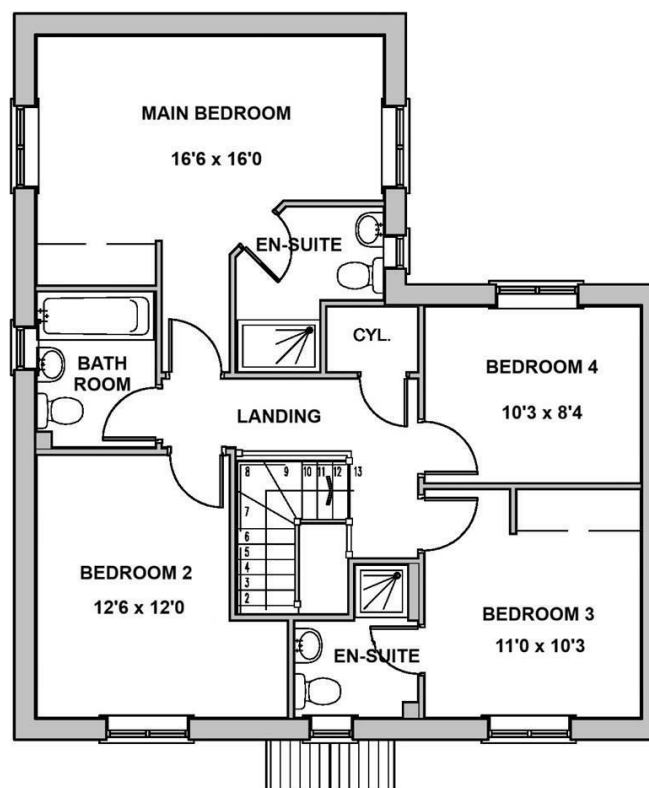
The seamless blend of the old and the new can also be found in the range of restaurants and watering holes, with ancient inns offering real ales as well as a gastro pub renowned throughout Nottinghamshire at the Cooper Bar. Nottingham with its city calibre shopping and dining is only 10 miles away.

When it comes to health and fitness, Bingham Leisure Centre, attached to Toot Hill School, offers an excellent range of sports facilities including squash courts, swimming pool, and multi-station gym. East Bridgford Tennis Club holds coaching sessions and competitions while the Cricket Club fields Saturday and Sunday XIs.

The surrounding landscape is the place to explore on foot, cycle or horse - simply stroll along lanes and bridleways, across stiles and meadows, taking in views of the river – and the leisurely gliders from nearby Syerston airfield.



FOR ILLUSTRATIVE PURPOSES ONLY



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). Having crossed the A46, 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 entering the Newton Park Development. Bear left and then second left into Battle Close and follow the road around until it becomes Hampden Road where Number 28 will be on the right hand side.

For Sat Nav use Post Code:
NG13 8ZX

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.

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.

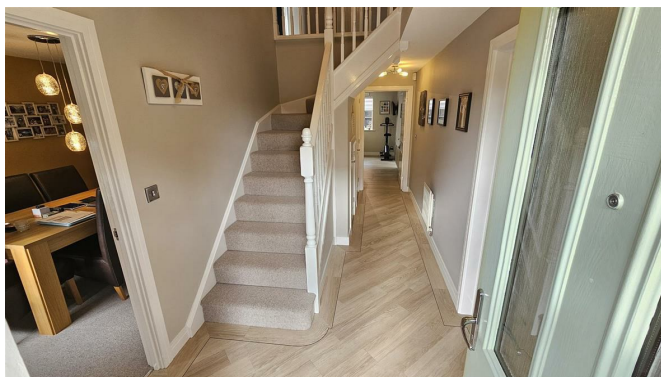
REFERRAL FEES

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

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	



A composite woodgrain effect entrance door with double glazed lights into:

HALLWAY

with a central heating radiator, turning staircase to the first floor, wood effect flooring and doors to:

LOUNGE

19'6 x 11'9 (5.94m x 3.58m)

A well proportioned main reception benefitting from a dual aspect with window to the front and double doors leading into the Garden Road. Two central heating radiators.





FAMILY BREAKFAST KITCHEN

16'6" x 16'6" (5.03m x 5.03m)

A light and airy open plan family kitchen benefitting from three glazed walls. and wood effect flooring, central heating radiator, TV point. Fitted with a generous range of contemporary wall, base and drawer units, wood-effect laminate work surfaces and splashbacks, one and a third bowl sink and drainer unit, integrated appliances include electric hob with mirrored splashback and chimney hood over, double electric oven, integrated dishwasher, fridge and low level freezer, and UPVC double glazed windows overlooking the side and rear garden.



UTILITY ROOM

with fitted wall and base units complementing the kitchen, rolled edge laminate work surface with inset stainless steel one and a third bowl sink and drainer unit with chrome mixer tap, wall mounted gas central heating boiler, continuation of the wood effect flooring. Double glazed window and central heating radiator.





GARDEN / SUN ROOM / SNUG

11'9 x 10'0 (3.58m x 3.05m)

with underfloor heating, double glazed tri-fold doors leading into the garden with made to measure blinds, a continuation of the wood effect flooring and a velux window ensuring plenty of natural light.

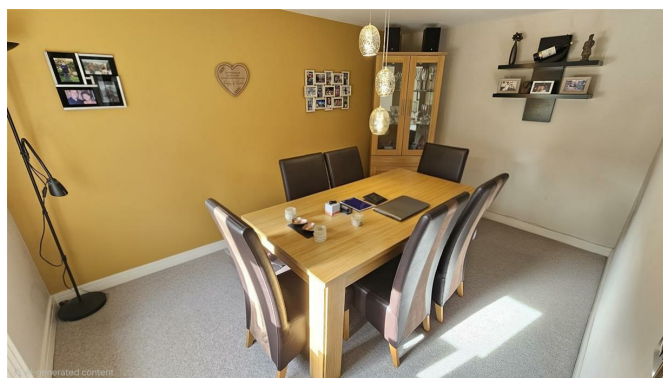
DINING ROOM / HOME OFFICE / PLAYROOM

13'6 x 9'2 (4.11m x 2.79m)

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

CLOAKROOM

with a two piece white suite comprising a low flush W.C., pedestal wash hand basin with chrome mixer tap, pop up waste and tiled splashback, central heating radiator and an extractor fan. Wood effect flooring.





Returning to the entrance hall a turning staircase rises to the first floor:

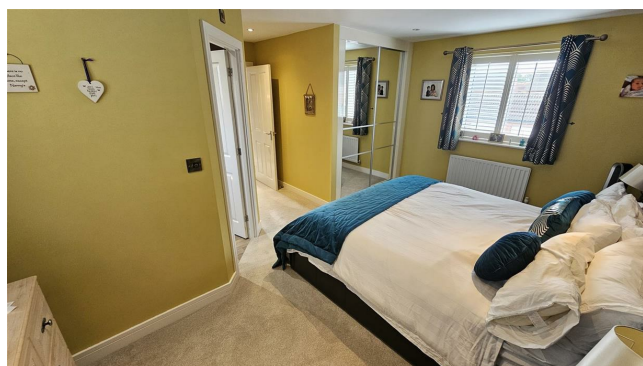
LANDING

with a central heating radiator, access to loft space, built in airing cupboard housing the pressurised hot water system, doors to:

BEDROOM 1

16'6 x 16'0 (5.03m x 4.88m)

central heating radiator and two sets of UPVC double glazed windows. Built-in and mirror fronted sliding door wardrobes. Recessed lighting.



BINGHAM'S COMMUNITY ESTATE AGENT

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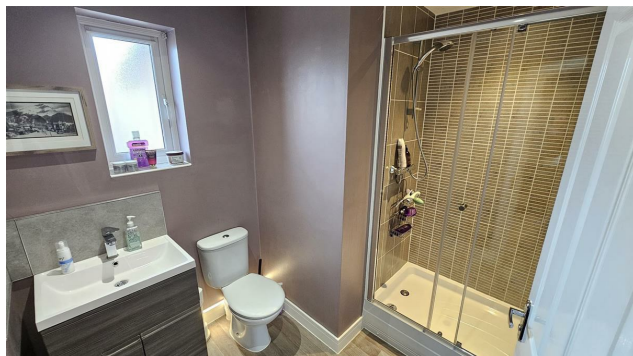
EN-SUITE SHOWER ROOM

with a three piece white suite comprising double width shower enclosure with sliding glass screen, chrome wall mounted thermostatic shower mixer with independent handset over, low flush W.C., wash hand basin with chrome mixer tap, pop up waste and cupboard under, tiled splashbacks, central heating radiator and UPVC double glazed window.

BEDROOM 3

11'0 x 10'3 (3.35m x 3.12m)

with a central heating radiator and UPVC double glazed window overlooking the front. Fitted wardrobes.



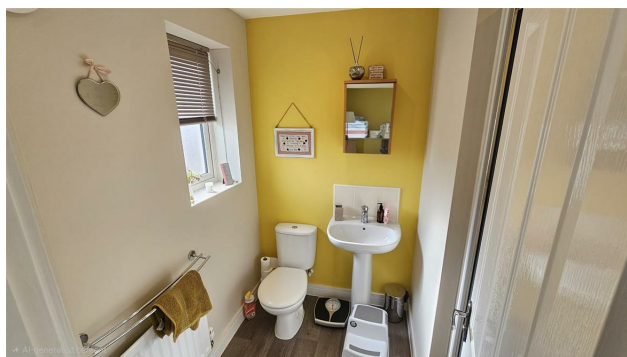
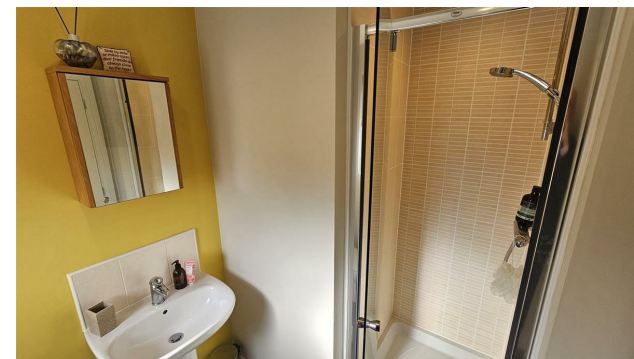


BEDROOM 2

12'6 x 12'0 (3.81m x 3.66m)
with a central heating radiator and UPVC double glazed window overlooking the front. Built-in and mirror fronted sliding door wardrobes.

EN-SUITE SHOWER ROOM

with a three piece white suite comprising a shower enclosure, chrome wall mounted thermostatic shower mixer with independent handset over, low flush W.C., pedestal wash hand basin with chrome mixer tap and pop up waste, tiled splashbacks, central heating radiator and UPVC double glazed window.





FAMILY BATHROOM

with a three piece white suite comprising a W.C., wash hand basin with chrome mixer tap and pop up waste and drawers under, panelled bath with chrome mixer tap and wall mounted thermostatic shower mixer with independent handset over and concertina screen, central heating radiator and extractor fan, UPVC double glazed window.

BEDROOM 4

10'3 x 8'4 (3.12m x 2.54m)

with a central heating radiator and UPVC double glazed window overlooking the front. Mirror fronted and sliding door wardrobes.

OUTSIDE - FRONT

The property occupies a pleasant plot fronting the road with established borders and to the side of the property a driveway provides off road car standing and leading to a brick and tiled GARAGE with up and over door and courtesy door to the side.





OUTSIDE - REAR

A timber courtesy gate gives access into the fully enclosed rear garden which, for this style of property, offers a good degree of privacy, having large central lawn and well stocked perimeter borders.



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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

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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!