Hammond
Property Services

FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com





1 HONEYSUCKLE GROVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8UJ

£268,000

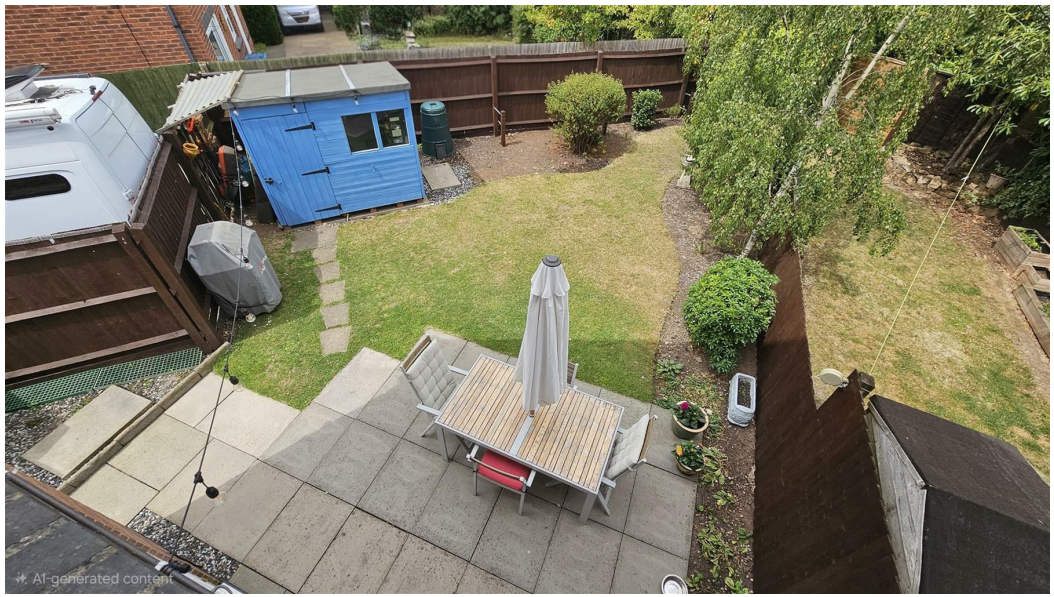
1 HONEYSUCKLE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8UJ

Early viewing is highly recommended as it is unlikely that this property will be around for long as it has been priced to enable an onward purchase!

Step inside this inviting home via a spacious entrance hall, complete with stairs to the first floor and a convenient guest W.C. The hallway opens into a bright, generous lounge featuring a large front-facing window and feature fireplace with a timber surround. An open archway leads into the separate dining room, which boasts useful under-stairs storage and double doors opening out to the garden. The adjoining kitchen is fitted with stylish wood-laminate units, dark granite-effect worktops, and an inset stainless steel sink. Integrated appliances include a four-ring electric hob (with extractor) and an oven/grill, with dedicated plumbing and space for a washing machine, fridge/freezer, and slimline dishwasher. A back door provides direct access to the patio.



FIRST FLOOR - A central landing with an airing cupboard leads to three well-proportioned bedrooms and the family bathroom. The spacious master bedroom overlooks the rear with built-in wardrobes, while the second double bedroom enjoys views to the front and plenty of space. The third single bedroom includes clever over-stairs storage. The contemporary family bathroom is equipped with a panelled bath (plus overhead shower), pedestal wash basin, and low-level WC.

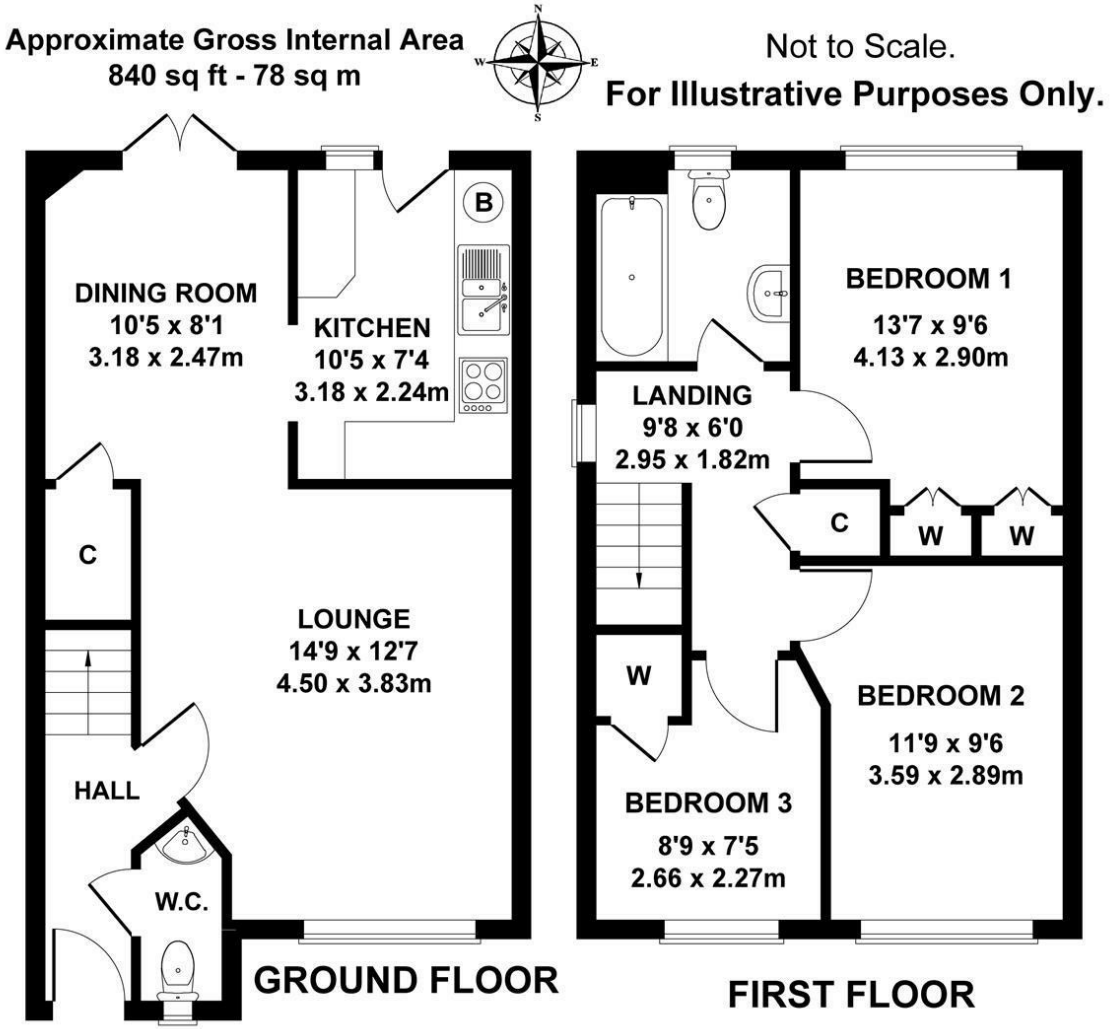


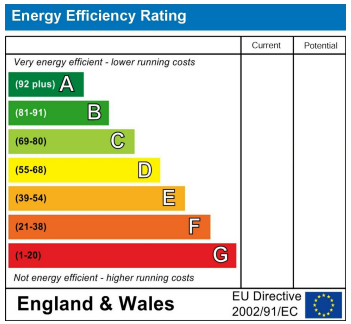
OUTSIDE & GARDENS - Positioned on an enviably large corner plot, the property enjoys expansive, north and westerly-facing rear and side gardens. The outdoor space features a lawn, planted borders, a handy garden shed, and a paved patio perfect for al fresco entertaining during those balmy summer evenings. A standout feature is the versatile summer house—fully equipped with power and water (previously a Dog Groomers) - making it an ideal home office or studio. The front of the property offers a neat garden with pathways and off-road parking for two vehicles.

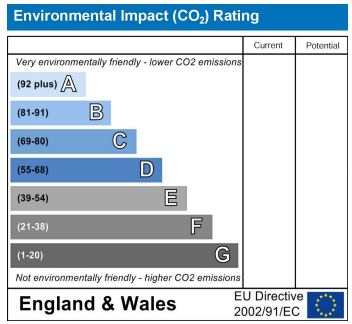
DIRECTIONAL NOTE Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto Mill Hill Development. Proceed along Mill Hill Road and you will find Number 1 situated on the right hand side clearly denoted by our For Sale sign and on the corner of Honeysuckle Grove itself.

For Sat Nav use Post Code; **NG13 8UJ**

Council Tax Band **C**







Within the Centre of the Town 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.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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 with a 'state of the art' Leisure Centre, Gym, Swimming Pool, Community Hub and Theatre. 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!

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

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.



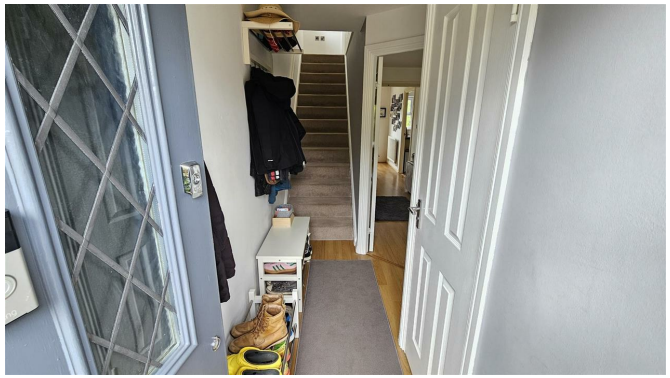


Double glazed entrance door through to the

RECEPTION HALL
with stairs to the first floor. Central heating radiator. Wood effect flooring.

LOUNGE
14'9 x 12'6 (4.50m x 3.81m)
with double glazed window to the front. Central heating radiators. Feature fireplace. A continuation of the wood-effect flooring.











DINING ROOM
10'6 x 8'0 (3.20m x 2.44m)
with under stairs cupboard. Central heating radiator. Double glazed double doors to the rear garden and a door to the kitchen. A continuation of the wood-effect flooring.















KITCHEN

10'6 x 7'4 (3.20m x 2.24m)

with L shaped work surface with drawers and cupboards under. Plumbing for an automatic washing machine and slimline dishwasher. Electric hob with electric oven under and cooker hood over. Wall mounted cupboard units. Further work surface with drawers and cupboards under. Double glazed window. Double glazed door to the exterior. Gas fired boiler serving the domestic hot water supply and central heating system.

CLOAKROOM/ W.C

with two piece suite comprising low flush W.C. and a wash hand basin. Double glazed window. Central heating radiator.

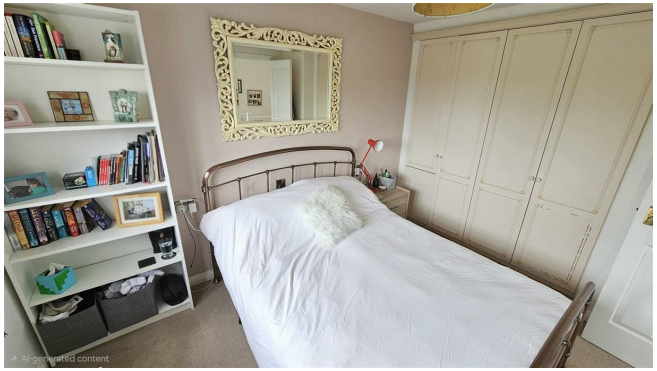






LANDING
with double glazed window. Airing cupboard. Access to the loft space.

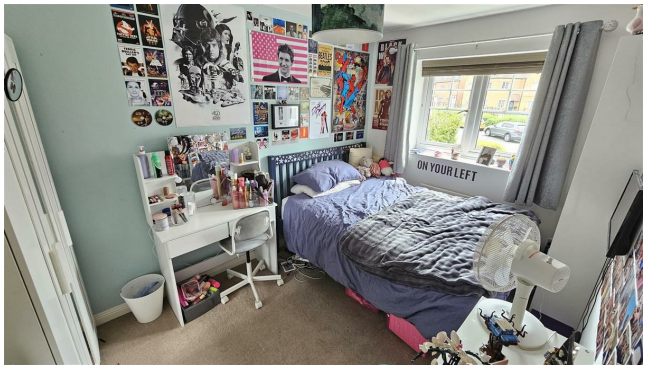
BEDROOM 1
13'6 x 9'6 (4.11m x 2.90m)
with double glazed window overlooking the very private rear garden. Central heating radiator. Built in wardrobes.







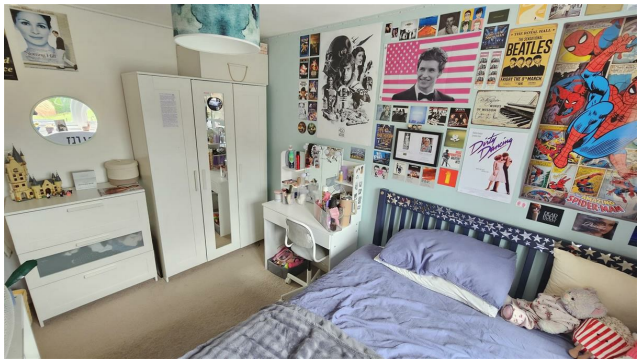




BEDROOM 2
11'9 x 9'6 (3.58m x 2.90m)
with double glazed window overlooking the front. Central heating radiator. Space for wardrobes.

BEDROOM THREE
8'9 x 7'6 (2.67m x 2.29m)
with double glazed window. Central heating radiator. Built in over-stairs cupboard.











BATHROOM

with suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Complementary tiling. Central heating radiator. Double glazed window.

OUTSIDE - FRONT & SIDE

Positioned on an enviably large corner plot, the property enjoys an expansive north and westerly-facing rear and side gardens. The front of the property offers a neat garden with pathways and off-road parking for two vehicles on the adjacent driveway - (please see photographs). Sensibly, an outside tap has been fitted to the front.











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OUTSIDE - REAR GARDEN

The outdoor space features a lawn, planted borders, a handy garden shed, and a paved patio perfect for al fresco entertaining during those balmy summer evenings. A standout feature is the versatile summer house - fully equipped with power and water (previously a Dog Groomers) - making it an ideal home office or studio.











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

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
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Did you know that we have a Rental Department?

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!