



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**113 GRANTHAM ROAD, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8DF**

**£450,000**

## 113 GRANTHAM ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DF

A late Victorian family home with 4 bedrooms and an en-suite shower room... and one of the largest gardens in the price range, with the bonus feature that everyone is looking for - the large spacious and light open plan Living & Dining Kitchen with bi-fold doors into the very large rear gardens - big enough for a football pitch!

Following a large extension to the rear, the accommodation now comprises a FAMILY SITTING AREA, DINING KITCHEN, SEPARATE LOUNGE & SNUG, HOME OFFICE / PLAYROOM, UTILITY and CLOAKROOM to the ground floor. To the first floor there are FOUR BEDROOMS (the main bedroom with an en-suite shower room) and there is a FAMILY BATHROOM. Externally there is a DRIVEWAY to the side and plenty of space to the rear that leads to the larger than average GARAGE (19'3 x 12'3)

For those with children the property is ideally situated enjoying a very large and sunny rear garden. It is also well located for access to the Leisure Centre, Carnarvon School and Toothill College as well as walking distance of Bingham Market Place with its range of shops well as healthcare and the Library. A regular bus service to Nottingham City Centre passes nearby along Nottingham Road.

With a bus stop only 200 yards away, there is very easy access into the Market Place of Bingham where you can enjoy 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.

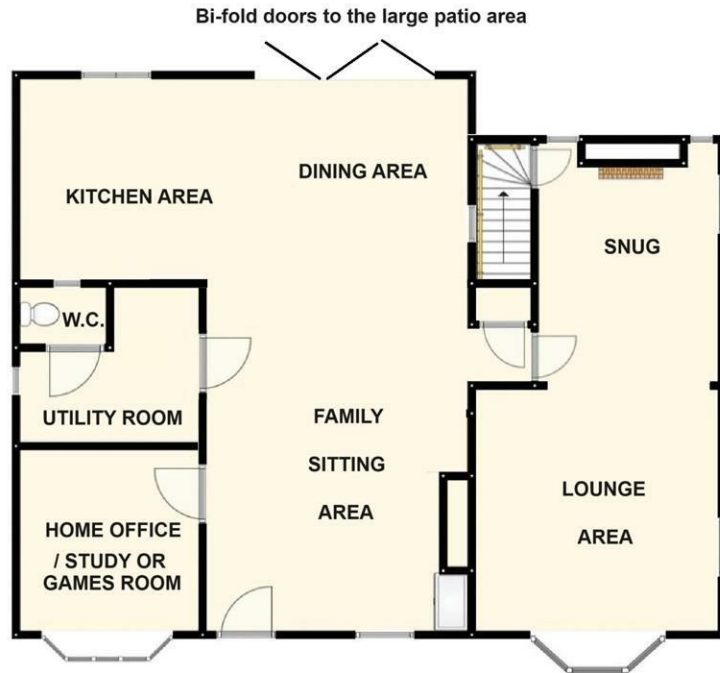
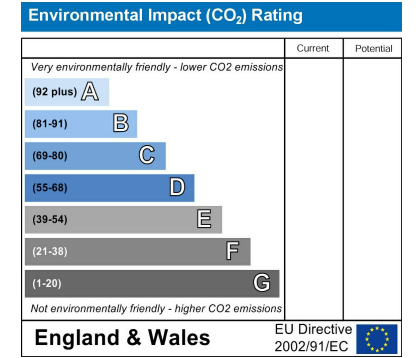
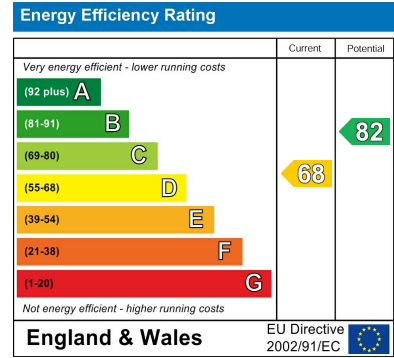
For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.



**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 and Swallow Drive on the right. This particular property will then be found on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

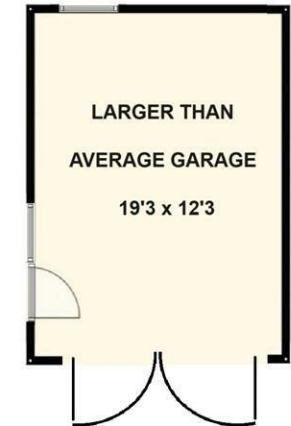
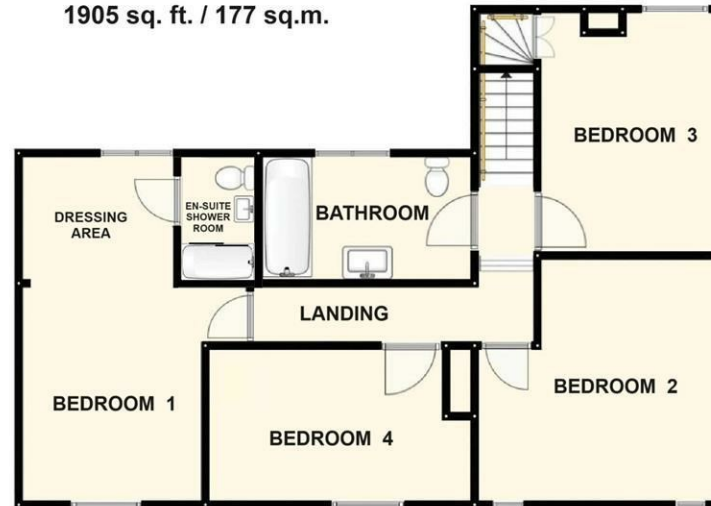
**For Sat Nav use Post Code: NG13 8DF**

**Council Tax Band D**



**Approximate Gross Floor Area**

1905 sq. ft. / 177 sq.m.



# 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](mailto: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](http://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

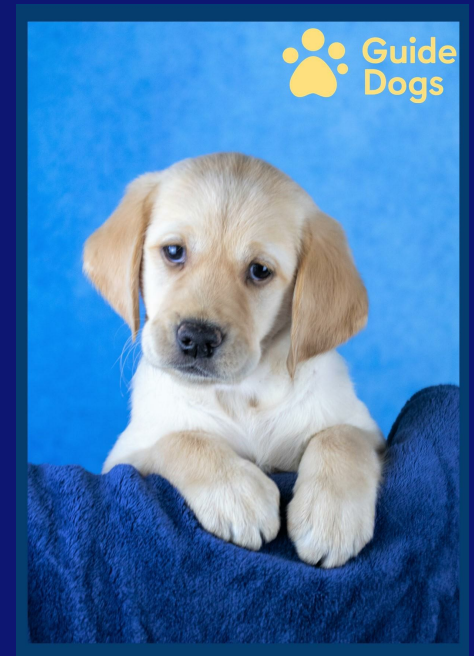
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Contemporary entrance door with double glazed lights leads into the

**OPEN PLAN LIVING & DINING KITCHEN**

26'0" x 21'3" (7.92m x 6.48m) with an 'L' shaped design to the three areas. A wonderful feeling of space due to being dual aspect which links through into an open plan kitchen diner, with double glazed windows to both the front and rear.

**DINING AREA**

with a feature chimney breast with oak mantle and alcoves to the side, vinyl oak effect flooring, central heating radiator, inset downlighters to the ceiling.





### **FAMILY SITTING AREA**

Bi-fold doors lead onto the extended patio area of the rear garden. This pitched roof area, with inset skylights, creates a wonderful open plan living space - perfect for the growing family!

### **KITCHEN AREA**

21'6 x 9'0 (6.55m x 2.74m) with a generous range of cream fronted shaker style wall, base and drawer units, U-shape configuration of butchers block effect preparation surface, inset stainless steel sink and drainer unit with chrome swan neck mixer tap, integrated under counter dishwasher, space for gas or electric cooker, and free standing fridge freezer, wall mounted gas central heating boiler, central heating radiator behind feature cover.





**HOME OFFICE / STUDY / GAMES ROOM**

12'8 x 8'6 (3.86m x 2.59m)

Double glazed bay window to front aspect and a central heating radiator.

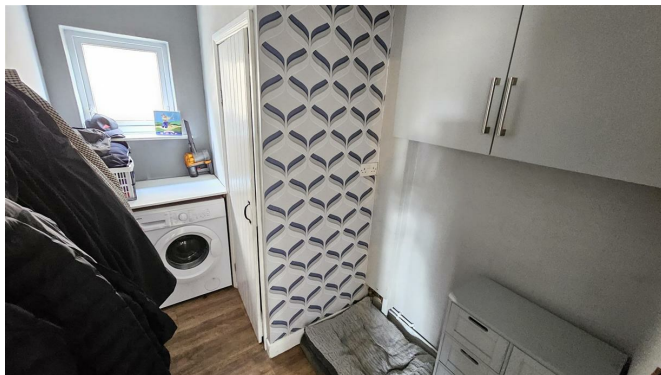
**UTILITY ROOM**

11'6 x 6'2 (3.51m x 1.88m)

double glazed window to the side aspect, space for washing machine and dryer, wood effect flooring, wall mounted cupboard and a door leading to

**CLOAKROOM**

with wood effect flooring, a low level W.C. and wall mounted wash basin.





**LOUNGE**

25'6 x 12'0 (7.77m x 3.66m)

Double glazed bay window to front aspect, two central heating radiators, two double glazed windows to side aspect, two double glazed windows to rear aspect, inset wood burning stove with brick hearth and surround and door leading to first floor accommodation.





**LANDING**

Split level landing with access to roof and doors leading to:

**BEDROOM 1 with DRESSING AREA**

10'0 x 8'9 (3.05m x 2.67m)

Double glazed window to front aspect and a central heating radiator.

**DRESSING AREA**

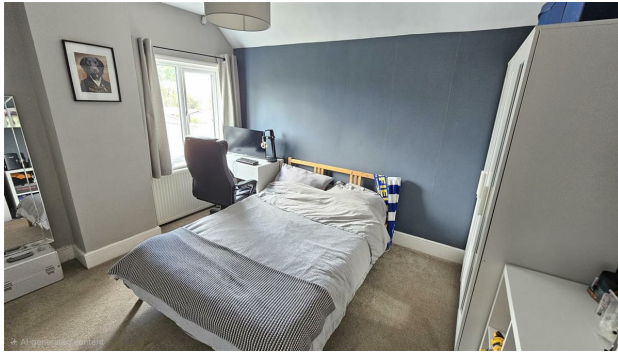
7'0 x 6'6 (2.13m x 1.98m)

Double glazed window overlooking the extensive rear garden.

**EN-SUITE SHOWER ROOM**

enclosed and fully tiled shower with sliding door, a low flush W.C., a washbasin and a chrome ladder radiator.





**BEDROOM 3**

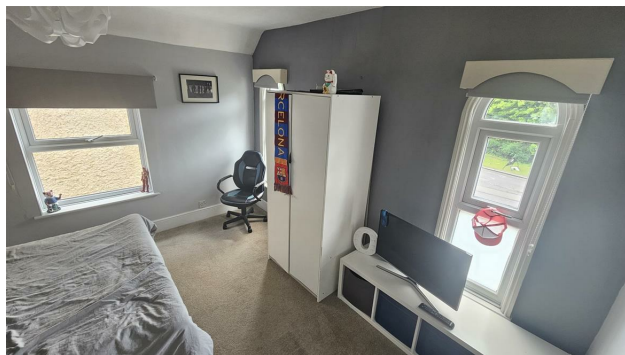
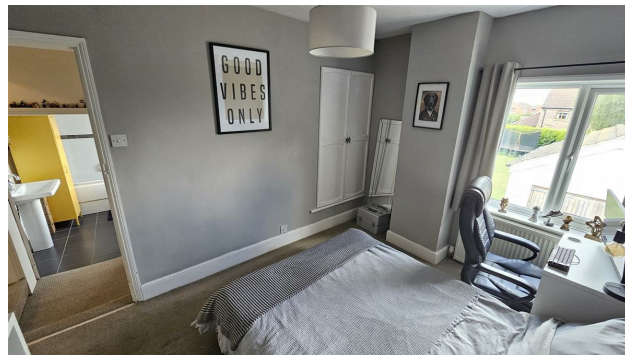
12'3 x 9'0 (3.73m x 2.74m)

Double glazed window to rear aspect, a central heating radiator, access to roof and double doors to over stairs storage area.

**BEDROOM 2**

12'0 x 11'9 (3.66m x 3.58m)

Two double glazed windows to front aspect, double glazed window to side aspect and a central heating radiator.





### **BATHROOM**

9'4 x 5'9 (2.84m x 1.75m)

Double glazed window to rear aspect, tiled flooring, pedestal wash hand basin, panel bath with shower over, low level WC, heated towel rail and tiled splash backs

### **BEDROOM 4**

11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to front aspect, a central heating radiator and wooden flooring.

### **OUTSIDE - FRONT & SIDE**

With a hedged courtyard garden to the front for ease of maintenance and a driveway to the side, gated access providing further parking and gravelled standing to rear that leads to the larger than average GARAGE (19'3 x 12'3) with two timbers doors to the front and a side door with windows to side and rear. It is more than just a typical garage - with plenty of space and a vaulted roof.





### OUTSIDE - REAR

A fully enclosed garden with hedged and fenced boundaries, outside tap, shrubbery, spacious patio seating area for those who enjoy al fresco dining during those balmy summer evenings. The lawned garden is extensive - (enough for goals at either end of the pitch!) - and is probably the largest garden at this price range!

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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](mailto: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!

