



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



**26 NIGHTINGALE WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QP**

£250,000

26 NIGHTINGALE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8QP

Location is one of the key features to any house sale. This particular property is situated towards the end of one of Bingham's most popular first time buyer developments and comes with the added advantage of a very pleasant and much larger than average southerly facing rear garden which extends round to the side and which enjoys both a dining patio area as well as a sun trap seating area. A soft play area has been created for those with little ones as well as the relaxed seating area from which the grown ups can enjoy either the first cup of coffee or tea in the morning... or the last drops of Merlot as the sun sets in the distance.

The property is less than five minutes' drive from Bingham Market Place where there are a range of shops as well as healthcare and the Library. A regular bus service to Nottingham City Centre passes nearby along Nottingham Road.

With a bus stop only 220 yards (200 m) 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.

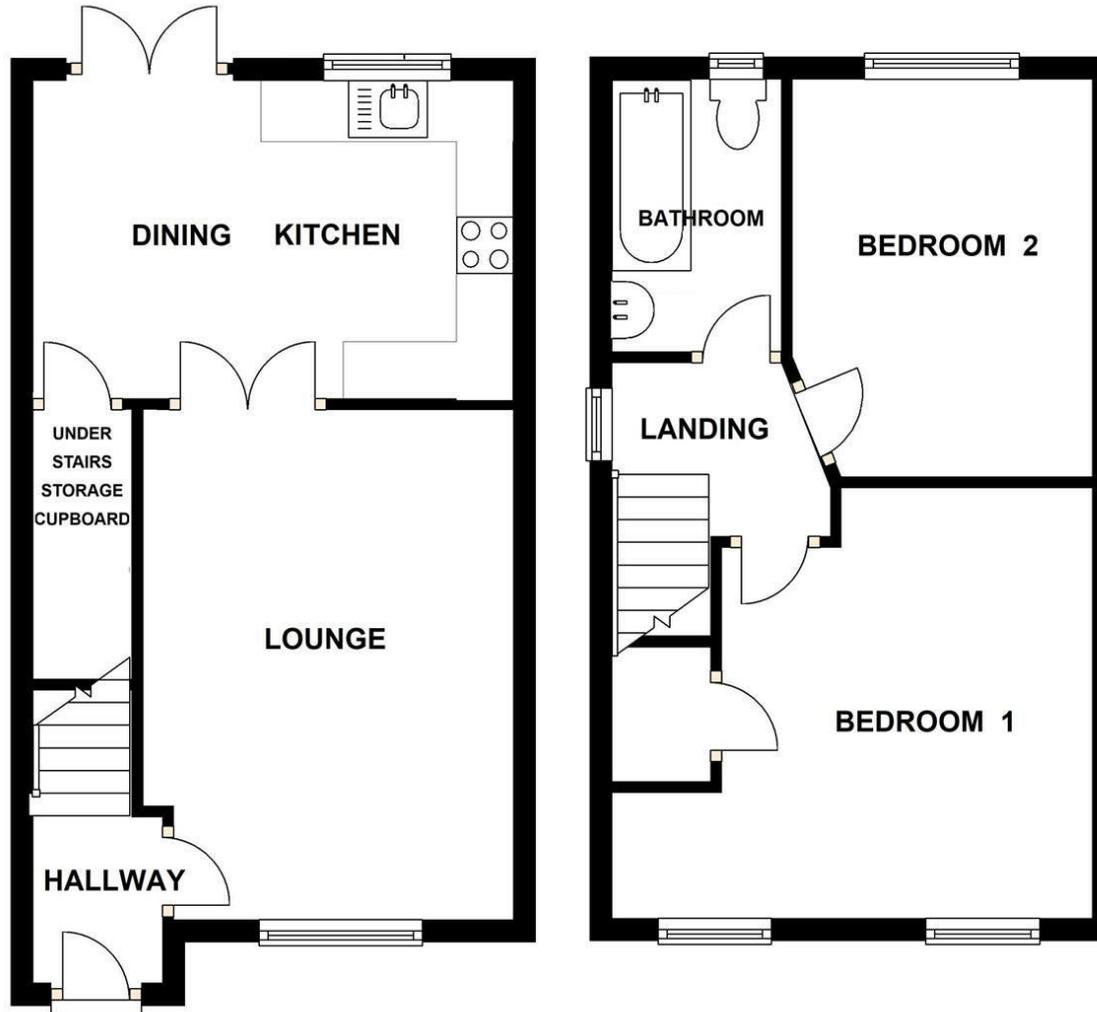
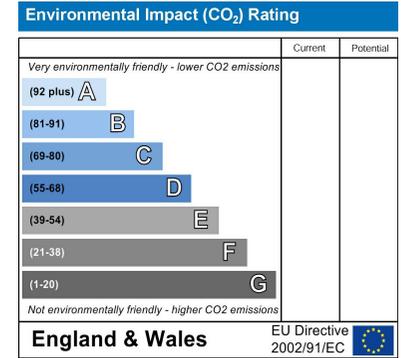
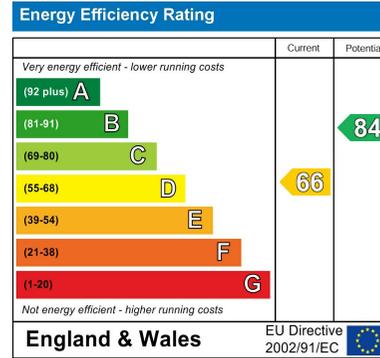
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the old Police Station on the right. Pass both Belvoir Vale Grove and the next right Swallow Drive. Take the following right into Nightingale Way. At the T junction bear left and follow the road where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8QP

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@hammondpropertyervices.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

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

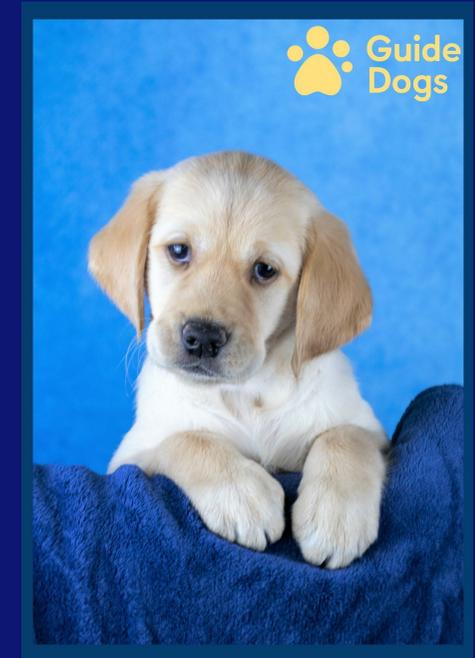
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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
HALLWAY
with stairs to the first floor. Central heating radiator.

LOUNGE
15'0 x 14'0 (4.57m x 4.27m)
Central heating radiators. Double glazed window. Feature fireplace with electric fire.





DINING KITCHEN

14'0 x 9'3 (4.27m x 2.82m)

with work surfaces to three sides with drawers and cupboards under. Plumbing for an automatic washing machine. Single drainer sink unit. Gas fired boiler serving the domestic hot water supply and central heating system. Wall mounted cupboard units. Central heating radiator. Double glazed double doors leading on to the large patio area of the southerly facing and sunny rear garden. A very useful understairs storage cupboard.





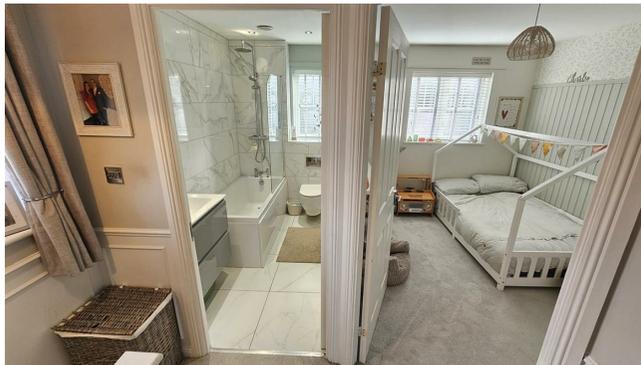
LANDING

with side window. Access to the loft space.

BEDROOM 1

12'9 x 12'0 (3.89m x 3.66m)
with double glazed windows. Central heating radiator. Airing cupboard with combi-boiler (fitted 2022). Large wardrobe recess.





BEDROOM 2

11'3 x 9'0 (3.43m x 2.74m)
with double glazed window. Central heating radiator.

RECENTLY UPGRADED BATHROOM

with suite comprising panelled bath with shower over and pivot screen, wash basin with deep drawer under, and low flush W.C. with concealed cistern. Chrome central heating towel ladder radiator. Double glazed window. Marble effect tiling.



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OUTSIDE- FRONT

To the fore of the property is a landscaped area for ease of maintenance, two parking spaces and a small lawned area to the front.





OUTSIDE - REAR

The larger than average rear garden continues with a wonderfully created seating areas. The garden continues with steps which lead to the upper lawn area from which views can be enjoyed to catch the sun as it makes its move throughout the day. A soft play area has been created for those with little ones as well as the relaxed seating area from which the grown ups can enjoy either the first cup of coffee or tea in the morning... or the last drops of Merlot as the sun sets in the distance.

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BINGHAM'S COMMUNITY ESTATE AGENT



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



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

Protection for:
Life
Critical Illness
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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!