



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**12 ABBEY ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ED**

£420,000

If you are seeking a sensibly priced FOUR bedroom home, favourably located close to Carnarvon School, this could be the property you are looking for with views to the rear across the protected Scheduled Monument of Crow Close... with plenty of scope for further extension and upgrading to take full advantage of the fantastic position, setting and plot.

The rear sun-trap porch and ground floor shower room will appeal to those who require the extra living space and the washing facilities in a growing family. The previous extension has also created the very large second bedroom to the first floor and the dining area that is open plan to the kitchen.

The gas centrally heated and double glazed interior offers ideal living space for growing families and there is the added bonus of the very large and private, southerly facing garden to the rear which will also benefit from imaginative works and allows scope for the extending of the kitchen and dining areas to create that open plan living / dining kitchen arrangement that everyone is looking for!

For those with young children there is a recreation ground close by on Cogley Lane and Abbey Road is around a fifteen minutes walk from the shops within Bingham Market Place (via the well designed 'short cuts') where there is also a regular bus service to Nottingham City Centre.

Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.

12 ABBEY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8ED

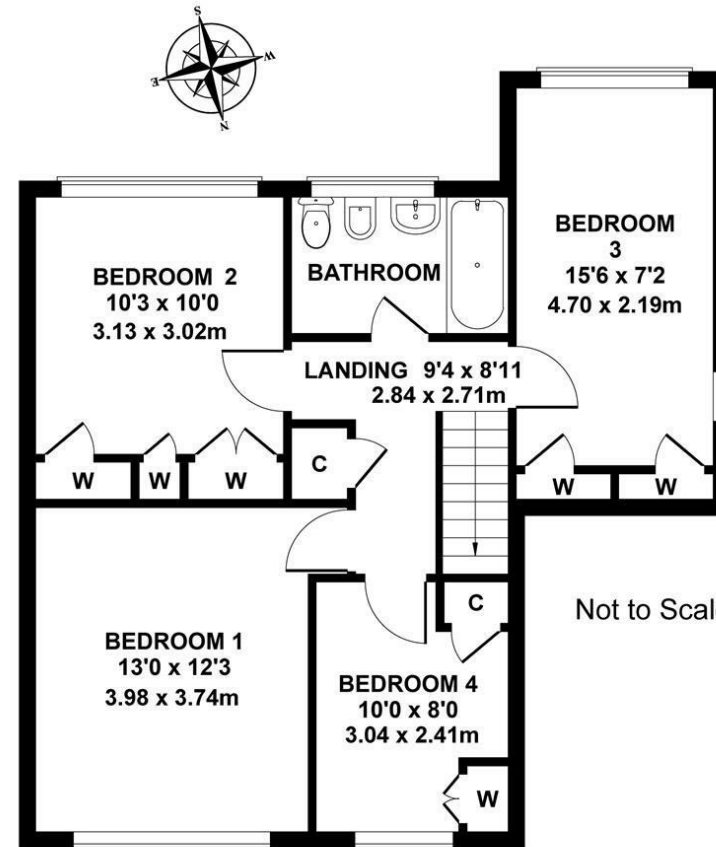
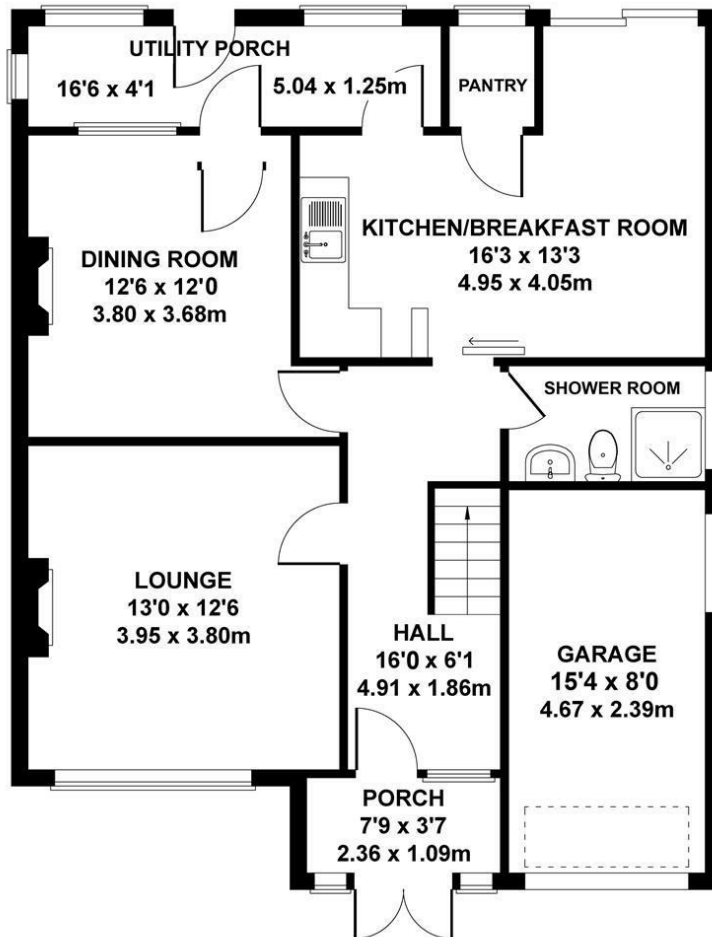
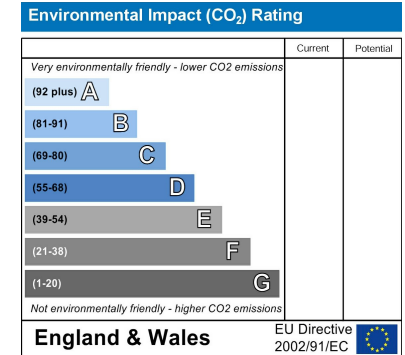
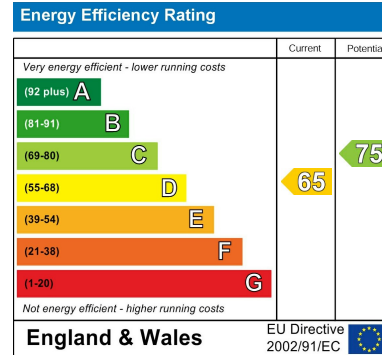


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Proceed along Long Acre East and follow the road round to the left into Cogley Lane. Pass the children's play ground on the right and turn next right into Abbey Road. This property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8ED

Council Tax Band

E



Not to Scale.

For Illustrative Purposes Only.

Approximate Gross Internal Area
1485 sq ft - 138 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@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 www.hammondpropertyervices.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

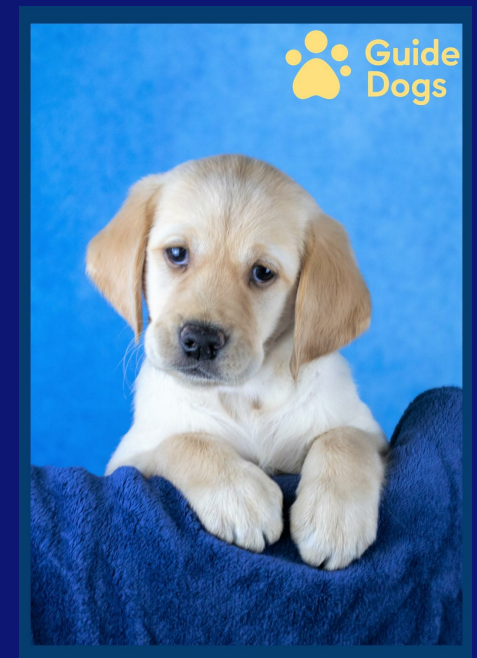
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





With a southerly facing rear garden overlooking an adjacent play area and a grassed paddock area in the distance. With plenty of privacy and daytime sunshine and a well-stocked rear garden incorporating mature shrubs, wild flower and colourful plantings...

A multi-glazed entrance door into the

STORM PORCH

with a further glazed door into the light and airy

RECEPTION PORCH

with stairs to the first floor and a central heating radiator.

LOUNGE

13'0 x 12'6 (3.96m x 3.81m)

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





DINING / FAMILY ROOM

12'6 x 12'0 (3.81m x 3.66m)
with a central heating radiator and a
double glazed window and door leading
into the sun-room porch.





OPEN PLAN DINING KITCHEN

16'3 x 13'3 (4.95m x 4.04m)
with a central heating radiator and
double glazed patio doors overlooking
the rear garden. Very useful shelved
pantry. Wood & tile effect flooring.
Recently installed kitchen with electric
cooker. Door to the





UTILITY PORCH

16'6 x 4'0 (5.03m x 1.22m)
with a composite and double glazed door to the rear elevation providing access to the very private rear garden. Plumbing for a washing machine.

GROUND FLOOR SHOWER ROOM / W.C.

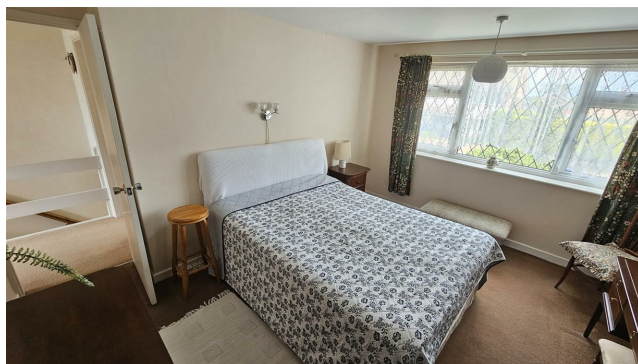
with a three piece suite comprising a shower base, low flush W.C. and a pedestal wash hand basin. Chrome towel radiator and a double glazed window to the side. Tiled flooring.





LANDING
with airing cupboard.

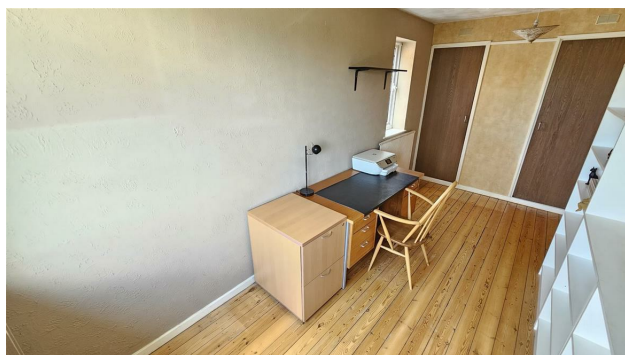
BEDROOM 1
13'0 x 12'3 (3.96m x 3.73m)
with a central heating radiator and a double
glazed window overlooking the front.





BEDROOM 3

15'6 x 7'2 (4.72m x 2.18m)
with a central heating radiator and
double glazed windows overlooking the
rear with views across the adjoining
fields and to the side. Two built-in
wardrobes and wooden flooring. Access
to the loft space.





FOUR PIECE SUITE BATHROOM

with a panelled bath with mixer tap, a low flush W.C., a pedestal wash hand basin and a bidet. An obscure and double glazed window to the rear and a chrome towel radiator.

BEDROOM 2

10'3 x 10'0 (3.12m x 3.05m)
with a central heating radiator and a double glazed window overlooking the extensive views to the rear. Three sets of built-in wardrobes with louvred doors.





BEDROOM 4

10'0 x 8'0 (3.05m x 2.44m)
with a central heating radiator and a double glazed window to the front. Fitted wardrobes and an over-stairs cupboard.

OUTSIDE - FRONT

The property occupies a pleasant position with a landscaped frontage for low maintenance with plenty of colour from planting and wild flowers. A block paved driveway provides off road car standing and gives access to the GARAGE with an up and over door. A lawned area is bordered with decorative plantings.



h **Hammond**
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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



OUTSIDE - REAR

with a large southerly facing and private garden – perfect for those who enjoy al fresco dining during those balmy summer evenings; with a large area of lawn, well-stocked borders and secure fencing at the rear overlooking an adjacent play area and a grassed paddock area in the distance. There is ample scope for further extension of the property with the dining kitchen and sun-room porch being extended to create the full open plan 'living / dining kitchen' that everyone is looking for... overlooking the fabulous rear garden.





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

Protection for:
Life
Critical Illness
Income Protection

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**

h Hammond
Property Services

LET BY

01949 87 86 90
www.hammondpropertyservices.com

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

h Hammond
Property Services

SOLD
SUBJECT TO CONTRACT
01949 87 86 85
www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!!

h Hammond
Property Services

FOR SALE
01949 87 86 85
www.hammondpropertyservices.com

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

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!