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

23 MILL HILL ROAD, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8YR

OFFERS IN THE REGION OF £260,000

23 MILL HILL ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8YR

Completed in 2011 to the very popular Carsington design by Miller Homes, this three bedroom semi detached family home is situated at the end of a private walkway and with a contemporary modern dining kitchen overlooking the very private and sunny rear garden... with a GARAGE to the rear which can also be accessed via the gate in the garden fence.

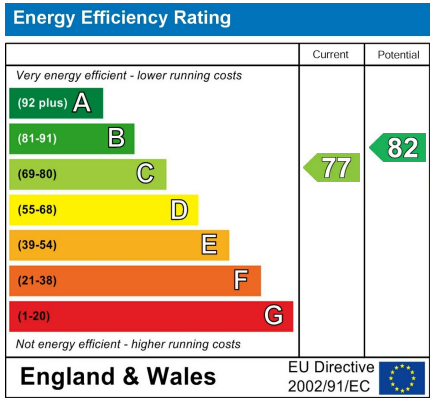
One of the best semi detached homes currently on the market at this price range with one of the most private and southerly facing rear gardens - a sun-worshipper's haven! Built by Miller Homes, this first class home is conveniently located in this much sought-after development and provides beautifully presented rooms in ready to move into condition.

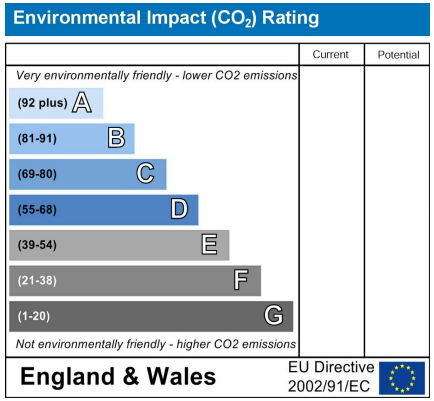
The gas centrally heated and double glazed accommodation is absolutely perfect for young professional couples seeking stylish living in this very popular Market Town. The stylish interior is well complemented by an equally well presented, landscaped and sunny south facing garden which, we are informed, is a delight in which to sit during those balmy summer evenings.

The property is situated just a few minutes' drive from Bingham Market Place where there is a good range of shops. The property is also handily placed for access to the A46 & A52. Also, close by, is the Leisure Centre which provides a whole host of sporting and leisure activities.

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 most with a village pub!

The stylish finish, coupled with the light and airy position within this much requested development, will no doubt encourage a high degree of interest and early sale – don't miss it!





Council Tax Band **C**

<u>DIRECTIONAL NOTE</u> 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 23 situated on the left hand side clearly denoted by our For Sale sign. Please turn left into Dart Court, just past the property, for your viewing appointment and walk along the pathway to the front door. For the GARAGE area, turn left into Dart Court and then left again under the archway into the large parking area and the garage to this property is located on the left hand side, underneath the Coach House.

<u>For Sat Nav use Post Code;</u> **NG13 8YR**

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

HALLWAY
with stairs to the first floor. Central heating radiator. Double glazed window.

LOUNGE
14'6 x 12'4 (4.42m x 3.76m)
with double glazed window. Central heating radiator.

INNER LOBBY

DINING KITCHEN
17'6 x 9'0 (5.33m x 2.74m)
with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Zanussi gas hob, oven and cooker hood. Plumbing for washing machine. Double glazed window. Tiled splash backs. One and half bowl single drainer sink unit with mixer tap. Space for full height fridge freezer. Tiled flooring. Wall mounted Gas central heating boiler.

DINING AREA - with double glazed double doors to the rear garden. Central heating radiator.

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

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

BEDROOM 1
10'9 x 9'0 (3.28m x 2.74m)
with double glazed window overlooking the front. Central heating radiator. Built in wardrobes.

EN-SUITE SHOWER ROOM
with corner shower, pedestal wash basin and low flush W.C. Double glazed window. Complementary tiling. Central heating radiator. Recessed lighting.

BEDROOM 2
9'3 x 8'2 (2.82m x 2.49m)
with double glazed window overlooking the rear. Central heating radiator.

BEDROOM 3 / HOME OFFICE
7'9 x 6'3 (2.36m x 1.91m)
with double glazed window overlooking the rear. Central heating radiator. Oak effect flooring.

UPGRADED BATHROOM
with suite comprising panelled bath with mixer tap and shower fitment, washbasin set within vanility unit and drawers under, low flush W.C., tiled flooring, central heating towel radiator.

OUTSIDE - LANDSCAPED REAR GARDEN

A most attractive and southerly facing landscaped garden which includes an extensive patio area and further raised lawn area and an area of bark chippings beyond. The main patio area is the perfect vantage point from which to enjoy the afternoon cup of tea or the last drops of Merlot as the sun sets in the distance whilst enjoying probably the best privacy at this price range? Fully enclosed with a retaining wall and with steps rising to the head of the garden, there is an access gate to the driveway and GARAGE.

OUTSIDE - PARKING

To the rear of the property is an adjacent shared driveway and both a parking space and garage; which can also be accessed from the garden via a gate within the fence.

PATHWAY
GARAGE

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
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**

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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!