



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



**30 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9FD**

£425,000

30 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FD

This delightful three bedroom detached bungalow has been considerably enhanced by the current owners with many simple but quality touches to add to the previously upgraded accommodation both inside and out - and enjoys the wonderful added space provided by a Snug overlooking the landscaped rear garden and is located on a quiet cul-de-sac in the green and picturesque village of Whatton in the Vale.

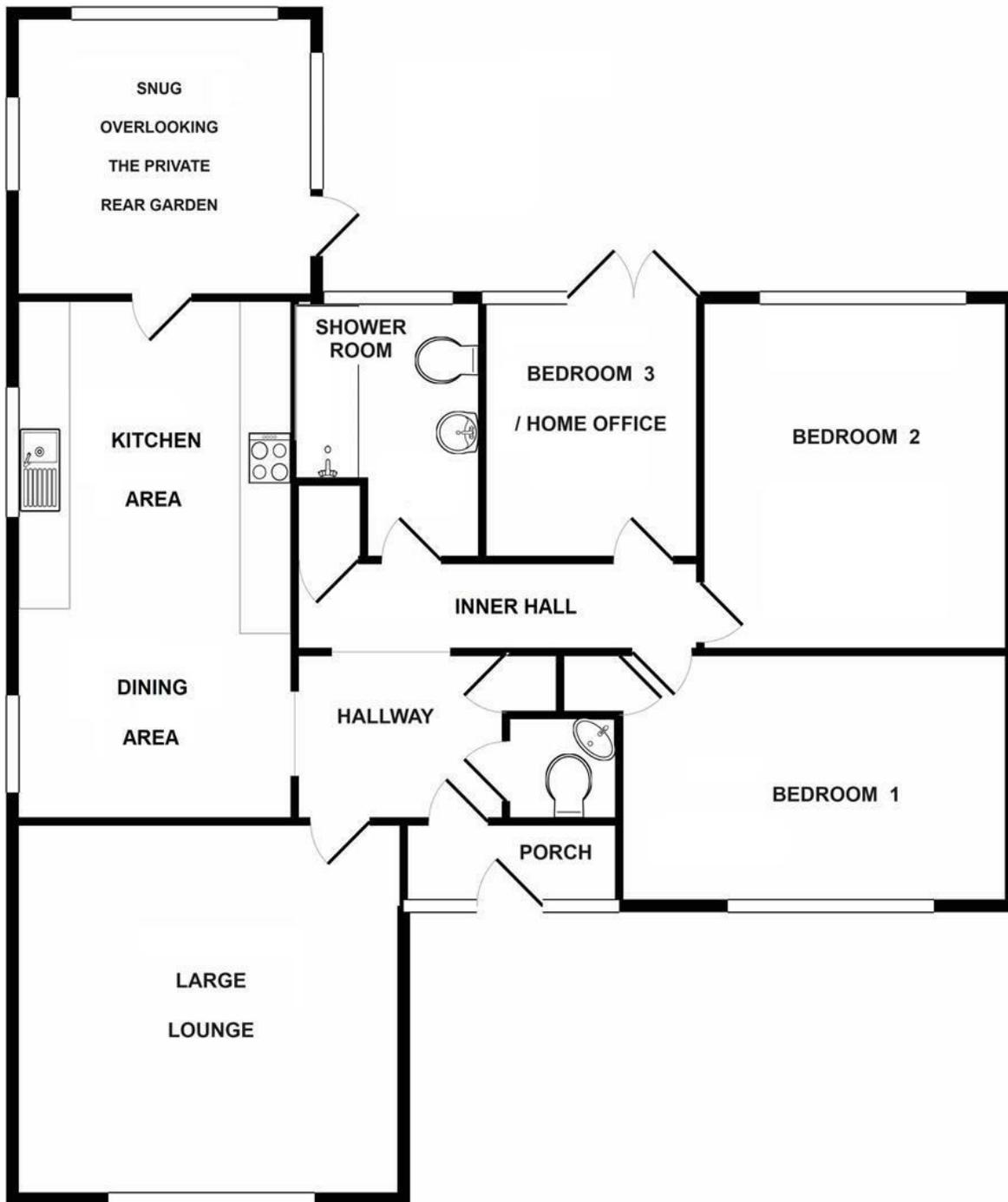
With beautifully manicured and landscaped gardens to the front and commanding views towards the disused village Windmill to the front and total privacy to the rear, this should be top of your weekend viewing list. With modern gas central heating & double glazing, the property is ready to move into - with carpets and blinds included!

A wall-mounted commercial Air Conditioning unit providing temperature controlled heating, cooling and dehumidifying has been fitted to Bedroom 1 and can successfully influence many of the rooms within the Bungalow.

The considerable landscaping of the rear garden has created the perfect haven with Brazilian slate tiles and Victorian style brick borders surrounding the artificial lawn.

Enter into the front porch that is perfect for storing coats and shoes, which, in turn, leads into the entrance hall which forms the heart of this spacious bungalow. To the front is the main living area with a large window overlooking the front aspect of the property including prominent views of Whatton windmill (disused). Leading from the hall is the large and extended dining kitchen with upgraded fittings (2017) with NEFF appliances. From the kitchen is a large Snug overlooking the rear garden with central heating radiator and tiled pitch roof - for use 365 days a year - with a side door that leads out into the rear garden. The property has two double bedrooms and a third large single or Home Office. Additionally there is a recently upgraded shower room with walk-in shower with both rainwater & handset as well as a low level W.C. and wash basin.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 81 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	<div style="text-align: center;"> 81 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band **E**

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 on the right. At the T junction, turn left onto the A52. Pass the turning on the left to Hawksworth and Scarrington. Pass the slip road turning to Whatton and Aslockton. Turn next left as directed to Whatton in the Vale. At the Village Green, bear left into Conery Lane and then turn second right into Conery Gardens where the property can be found on the right hand side.

For Sat Nav use Post Code: NG13 9FD

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

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

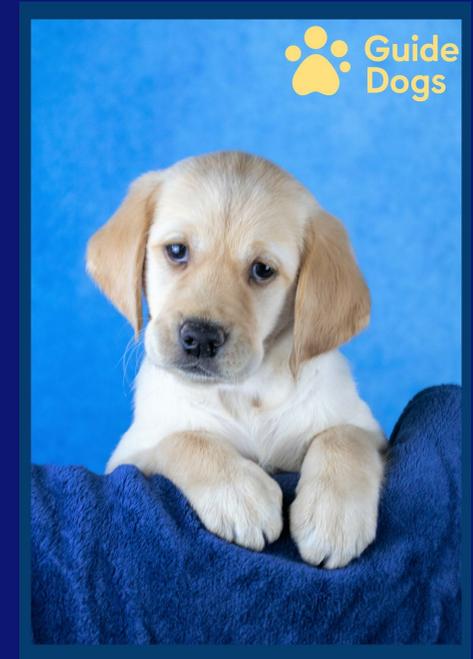
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





An oak-effect and composite Solidor entrance door with 'Burdock' glass inlay and side windows leading into

PORCH
with entrance door into the

HALLWAY
with tiled wood effect flooring and central heating radiator.

LOUNGE
13'2 x 12'6 (4.01m x 3.81m)
with central heating radiator and a feature coal effect fire place. There is a large feature window overlooking the front aspect of the property including prominent views of Whatton windmill (disused)





DINING KITCHEN

18'6 x 9'3 (5.64m x 2.82m)

with wood effect work surfaces and upstands to two sides with plenty of drawers and cupboards under. Single drainer double sink unit in white with swan head mixer tap. NEFF ceramic hob with extractor over and a NEFF double electric oven. Built in dishwasher and plumbing for washing machine and space for a tumble dryer. Double glazed window overlooking the side with fitted blinds and a central heating radiator. A continuation of the tiled wood effect flooring. Multi-glazed door into the SNUG





SNUG

9'6 x 9'6 (2.90m x 2.90m)

with double glazed windows and door to the large patio area. Feature vertical central heating radiator and a proper pitched roof - a room for 365 days a year! The best seat in the house from which to enjoy the landscaped and colourful garden! The owners have provided the ideal finish with the fitting of perfect fit blinds throughout.

CLOAKROOM

with low flush W.C. with concealed cistern and a corner wash hand basin with cupboard under. Central heating chrome towel radiator. Two mirror fronted cabinets.





LARGE INNER HALLWAY
with useful storage cupboard.

BEDROOM 1
14'6 x 11'2 (4.42m x 3.40m)
with double glazed window overlooking the front and a central heating radiator. A wall-mounted commercial Air Conditioning unit providing temperature controlled heating, cooling and dehumidifying has been fitted to Bedroom 1 and can successfully influence many of the rooms within the Bungalow.



BEDROOM 2
12'6 x 10'4 (3.81m x 3.15m)
with double glazed window overlooking the rear and a central heating radiator.



BINGHAM'S COMMUNITY ESTATE AGENT

01949 87 86 85

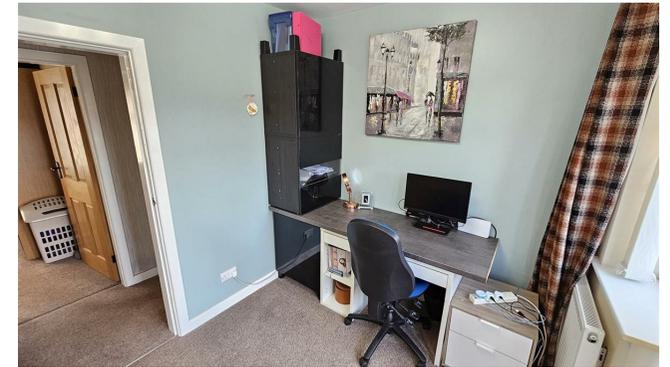


FULLY TILED SHOWER ROOM

a wonderful 'hotel quality' room with a new walk-in shower with fixed screen, rainwater and separate handset fittings. Wash basin with mixer tap and a low flush W.C. Fully tiled walls and tiled wood effect flooring. Central heating radiator and obscure window to the rear.

BEDROOM 3 / HOME OFFICE

8'6 x 8'0 (2.59m x 2.44m) with double glazed double doors and side windows onto the rear and a central heating radiator.





OUTSIDE - FRONT

To the exterior the property is accessed up a private gravelled driveway with room for off road parking for 4 vehicles and a DETACHED GARAGE (built within the last 5 years) with electric roller shutter door to the front, an oak-effect and composite Solidor door to the rear and a water supply has sensibly been fitted for ease of washing vehicles to the front. At the top of the driveway is a delightful sun trap seating area from which to enjoy the all day sunshine!. Additionally to the front is a beautifully landscaped garden with lawn area and mature planted borders.



OUTSIDE - REAR

The considerable landscaping of the rear garden has created the perfect haven with Brazilian slate tiles and Victorian style brick borders surrounding the artificial lawn. A strategically placed patio area has been created for those who enjoy al fresco dining during balmy summer months. There is an ideal location for a swing seat as the setting sun catches this area. Both lighting and a power supply has been fitted to the large garden shed, which also enjoys reinforced steel struts to the recently recovered roof and provides the ideal storage solution for all garden equipment. An outside tap has been thoughtfully placed under the kitchen window for ease of watering the landscaped garden as well as two outdoor double sockets being fitted.





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!