Hammond
Property Services

FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com

5 LANGTRY GARDENS, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8TQ

£215,000

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A RARE OPPORTUNITY TO ACQUIRE A STYLISH SEMI DETACHED BUNGALOW LOCATED WITHIN A SELECT CUL DE SAC OF SIMILAR PROPERTIES DESIGNED SPECIFICALLY FOR THE OVER 55s ONLY.

This well presented and double glazed property enjoys a delightful position being just a gentle stroll (less than 265 yards away) from the Market Place, where there is a range of shops as well as a regular bus service and a rail service to Nottingham City Centre.

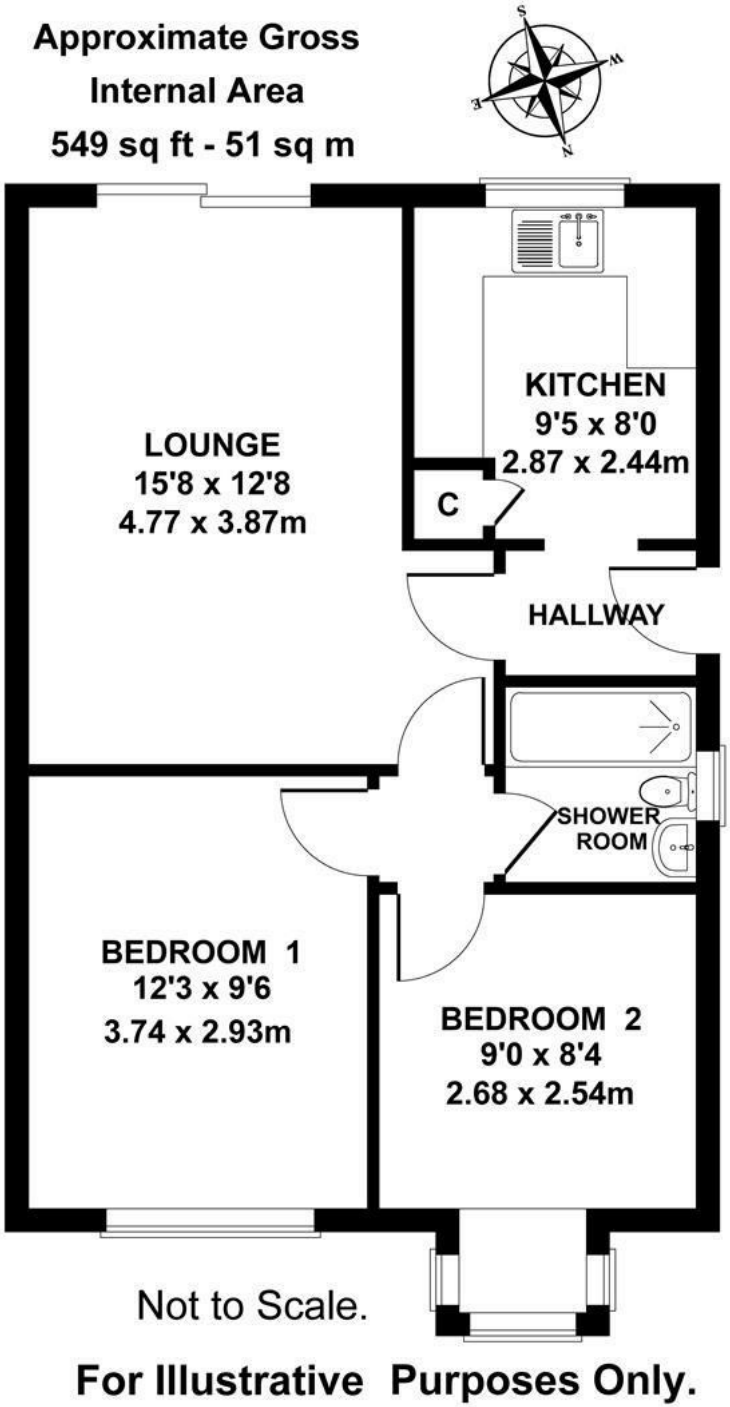
Perfect for those local folk who are looking downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

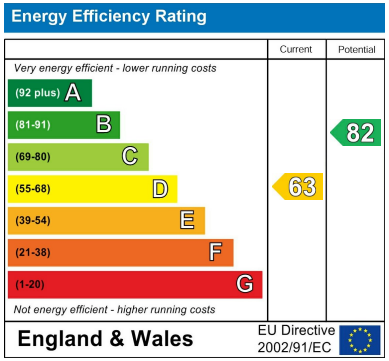
The property also benefits from a low maintenance and mature rear garden from which to enjoy both breakfast, lunch or afternoon tea - with a view of St Mary & All Saints Church - ideal for those who enjoy al fresco entertaining during those summer months.

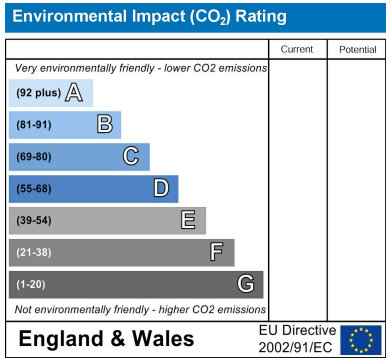
Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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 surrounding suburbs.

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!







Council Tax Band **C**

DIRECTIONAL NOTE From our Bingham Office the property may be approached along the north side of the Market Place. Turn left into Station Street. Proceed to the bottom and turn right into Langtry Gardens where the property will then be found in the left hand corner of the cul-de-sac... less than 265 yards away from the Market Place.

For Sat Nav use Post Code; **NG13 8TQ**

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 and composite side entrance door into the

HALLWAY
wall mounted electric storage radiator.

DINING LOUNGE
15'6 x 11'4 (4.72m x 3.45m)
with wall mounted electric storage radiatorr. Double glazed patio doors to the patio area of the private rear garden. Feature fireplace with electric fire. Two wall light points.

KITCHEN

9'6 x 8'0 (2.90m x 2.44m)

with work surfaces to three sides with drawers and cupboards under. Single drainer sink unit. Electric cooker point. Double glazed window overlooking the landscaped and very private rear garden. Wall mounted cupboard units. Complementary tiling. Airing cupboard. Plumbing for an automatic washing machine. Space for a fridge freezer.

INNER HALLWAY

BEDROOM 1
12'3 x 9'8 (3.73m x 2.95m)
with a double glazed window to the front enjoying a view up the cul-de-sac. Wall mounted electric storage radiator.

BEDROOM 2
8'9 x 8'3 (2.67m x 2.51m)
with a double glazed window to the front enjoying a view up the cul-de-sac. Wall mounted electric storage radiator.

SHOWER ROOM
a wet-room style with a suite comprising shower area with shower over, wash basin and a low flush W.C. Complementary tiling. Wall mounted mirror, Double glazed window.

OUTSIDE

To the fore of the property is a lawned garden planted with mature shrubs and trees, an adjacent driveway providing car standing space. A secure gate leads to the rear garden. To the rear is a large paved patio area and mature shrub borders and all enclosed by timber fencing.

The garden is an array of colour and interest with different areas to enjoy as the sunshine moves across the garden. An outside tap and garden shed have been thoughfully provided. The peaceful nature of the Bungalow is further enhanced by the view of the steeple and one of the clock faces of St Mary's Church.

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

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?

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