

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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Bingham  
Nottinghamshire  
NG13 8AR

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**20 MILL HILL ROAD, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8UG**

**£235,000**

## 20 MILL HILL ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8UG

This is an excellent opportunity for one lucky purchaser to acquire a well maintained and considerably enhanced 2 bedrooned home for under £240,000 – with ample off street parking to the front for two vehicles and the block paved driveway leads to the double gates, behind which is a useful carport. The gas centrally heated and double glazed interior enjoys a pleasant light and airy feel to it and the larger than average rear garden has been sensibly landscaped to provide the perfect location for the early morning cup of tea, to the ideal area from which to enjoy the last drops of Merlot... and the gardens are not heavily overlooked! The tri-fold doors ensure a wonderful feeling of space and light once fully drawn back.

The current owner benefits on average from an annual average £260 windfall from the solar panels which have been fitted to the front elevation of the roof and are freehold..

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 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.

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!

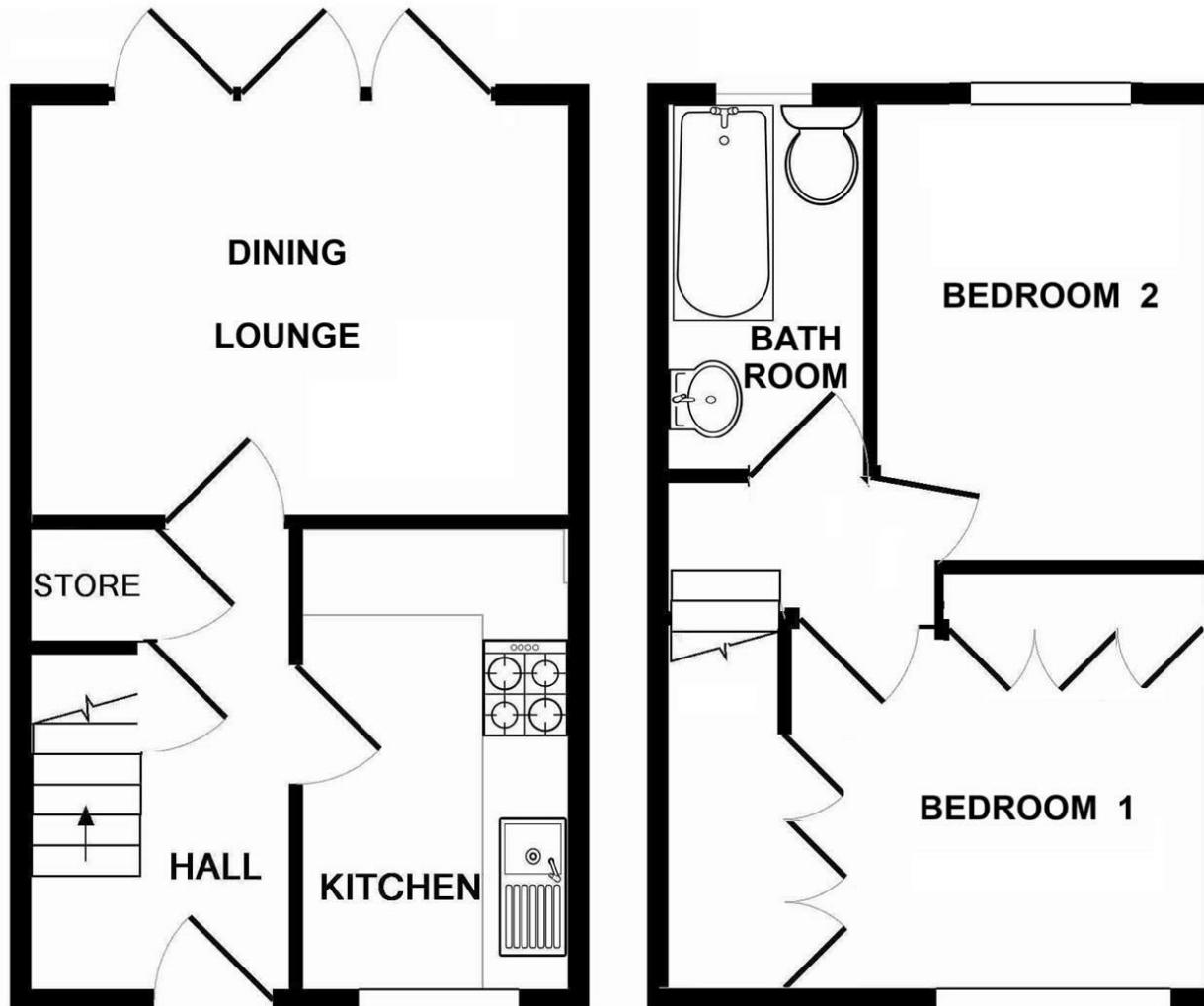


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road where number 20 will be found on the right hand side clearly denoted by our Hammond Property Services For Sale sign.

**For Sat Nav use Post Code:** **NG13 8UG**

**Council Tax Band**

**B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

See all our properties at  
[onTheMarket.com](https://www.onthemarket.com)



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## 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



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

**childline**

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**B.H.T.A.**  
BINGHAM HERITAGE TRAILS ASSOCIATION



football in the  
community



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Double glazed entrance door through to

#### **HALLWAY**

with stairs to the first floor. Central heating radiator. Wood effect laminate flooring. Fitted under-stairs storage cupboards.

#### **DINING LOUNGE**

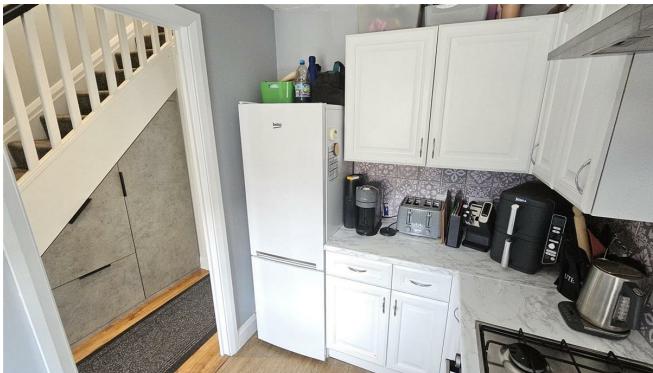
13'6 x 13'0 (4.11m x 3.96m)  
with tri-fold doors ensure a wonderful  
feeling of space and light once fully drawn  
back. Stylish central heating radiators.  
Under stairs cupboard. Wood effect  
flooring.





### **BREAKFAST KITCHEN**

10'6 x 6'6 (3.20m x 1.98m)  
with L shaped work surface with drawers and cupboards under. Gas hob with oven under and extractor hood over. Tiled splash backs. Single drainer sink unit. Plumbing for an automatic washing machine and a slimline dishwasher. Double glazed window to the front. Gas fired combination boiler serving the domestic hot water supply and central heating system. Wood effect laminate flooring. Wall mounted cupboard units. Space for a fridge freezer.





### LANDING

with double glazed window.

### **BEDROOM 1**

12'6 x 9'6 (3.81m x 2.90m)  
with built-in triple wardrobe and further  
wardrobes / storage cupboards. Double  
glazed window. Central heating radiator.



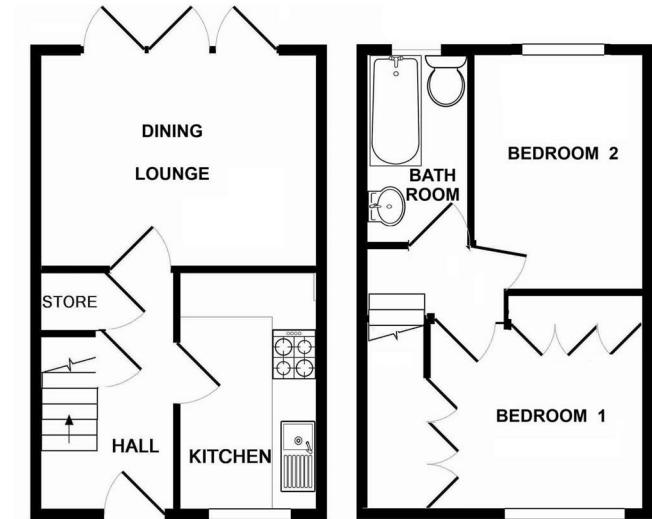


### **BEDROOM 2**

11'3 x 8'0 (3.43m x 2.44m)  
with double glazed window. Central heating  
radiator. Wood effect flooring.

### **UPGRADED BATHROOM**

with suite comprising panelled bath with  
shower over and screen, wash basin with  
cupboard under and a low flush W.C. Double  
glazed window. Central heating towel  
radiator. Mirror fronted cabinet.





#### **OUTSIDE - FRONT**

The property occupies a pleasant and elevated location behind an open plan frontage, landscaped to maximise the off-road parking. Double width block paved driveway and double gates that allow for secure parking to the side with a car port. Sensibly, an outside tap has been fitted to the front.





#### **OUTSIDE - REAR**

The larger than average rear garden has been landscaped and is mainly laid to lawn with a patio area at the head of the garden for those who enjoy al fresco dining during those balmy summer evenings. The garden is fully enclosed by panelled fencing and there is access to the open car port. A further patio area has been created which is open plan to the dining lounge once the tri-fold doors are pulled back.



**hh** **Hammond**  
Property Services

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AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

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