



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



**23A ROCKINGHAM GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8RY**

£210,000

23A ROCKINGHAM GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RY

The sale of this immaculately presented home affords another excellent opportunity to purchase a recently built property (2015) set within the tranquility of these ever popular, easy and economical to maintain homes.

The stylish gas centrally heated and double glazed interior is tailor made for young professionals/first time buyers with the larger than average ground floor accommodation. It is tastefully presented in subtle colours which provides a light and airy contemporary feel and is beautifully presented by the current residents.

The property is being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer.

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.

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!

So, if you are seeking an easily maintained home which provides tastefully appointed accommodation, in ready to move into condition, have no delay in viewing 23a Rockingham Grove.

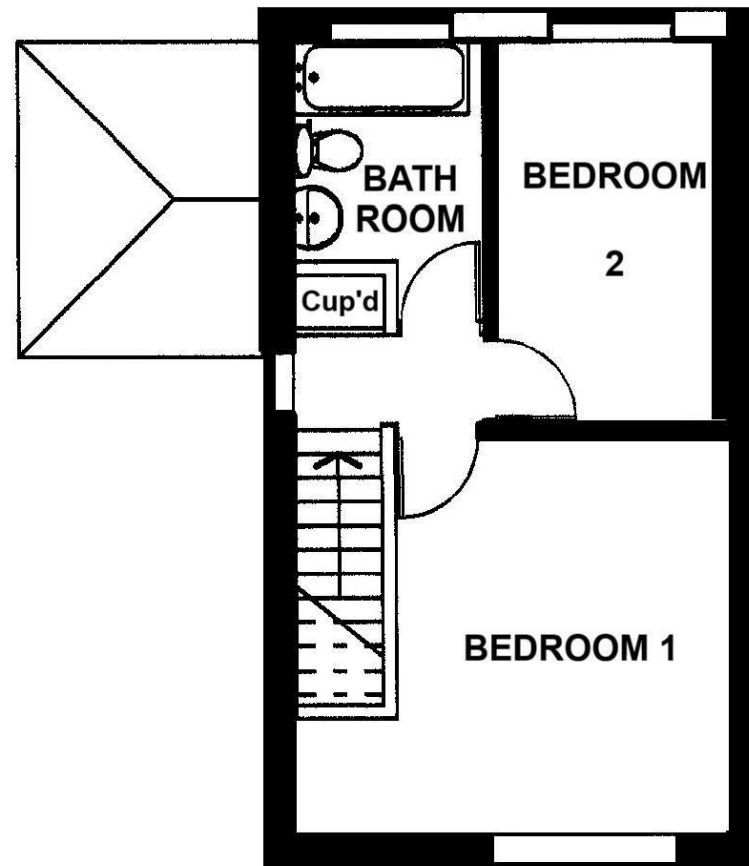
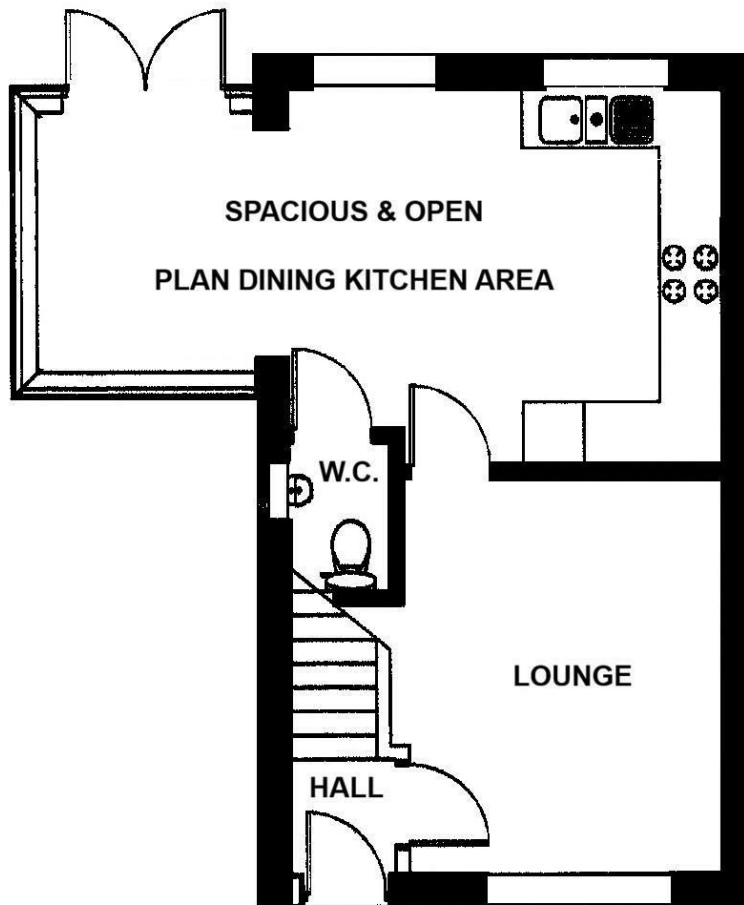
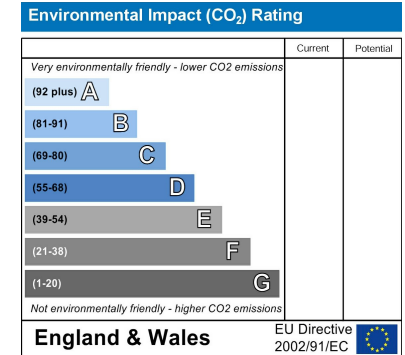
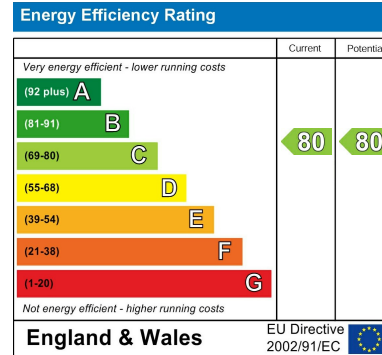


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Garden Road on the right. Turn next right into Thoresby Road. At the T junction turn left into Bowland Road. Pass the Newspaper shop and convenience store on your right and the entrance to Cropton Grove on your left. After a further 100 yards you will see the street sign for Rockingham Grove (pedestrian access) and this particular property will be found on the left hand side - clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8RY

Council Tax Band

B



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

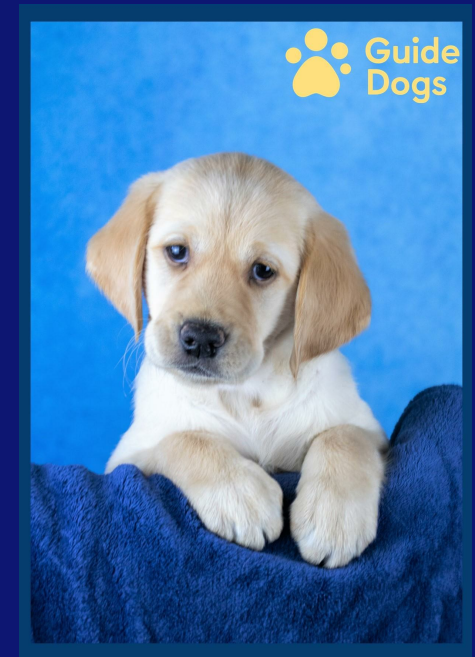
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 with side light through to the

HALLWAY
with stairs to the first floor.

LOUNGE
16'9 x 13'6 (5.11m x 4.11m)
with central heating radiator. Double glazed bow window with fitted and made to measure blind. Feature fireplace with remote control mood lighting system. Oak wood effect flooring.





OPEN PLAN DINING KITCHEN

with work surfaces to three sides with drawers and cupboards under. One and a third bowl sink unit with swanhead mixer tap. Central heating radiator. Double glazed windows. Plumbing for a washing machine. Integrated hob with oven under and extractor fan over and space for a free-standing fridge freezer. Oak wood effect flooring.





CLOAKROOM

with a low level flush W.C, wash hand basin, a central heating radiator, double glazed window and a tiled floor.

DINING AREA

an impressive area with a vaulted ceiling and plenty of light from the velux windows, a double glazed window and the double doors that lead onto the patio area of the very private rear garden. A continuation of the oak effect flooring.





LANDING

with a double glazed window to the side. Airing cupboard.

BEDROOM ONE

with a central heating radiator and a double glazed window to the front. Wardrobe recess.

BATHROOM

with a three piece suite comprising a panelled bath with a shower over and screen, a pedestal wash basin and a low flush W.C.. Double glazed obscure window. Central heating towel radiator.

BEDROOM TWO

with a central heating radiator and a double glazed window.





OUTSIDE - FRONT

To the fore of the property is an open plan lawned garden and a pathway leading to the front door from the private parking space, adjacent to the front door. There is gated access to the very private rear garden.

OUTSIDE - REAR

To the rear is an enclosed garden which includes a patio area and a lawn with borders. Outside tap. The patio area has been created as a wonderful haven from which to enjoy al fresco dining during those balmy summer evenings with family and friends... and the perfect vantage point from which to enjoy the 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**

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LET BY

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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!