



Hammond
Property Services

FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**5 CHERWELL GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YW**

£310,000

5 CHERWELL GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YW

This deceptively large, three bedroom, DETACHED family home was completed in 2010 by Redrow Homes to the very popular Emsworth design. Situated just a mile from the vibrant town centre and a stone's throw from Toot Hill Secondary School - so no excuse for being late for morning registration!

The reception hallway provides access to a cloakroom, an under stairs storage cupboard and a spacious dining kitchen overlooking the rear garden with a separate lounge and the largest conservatory at this price range? This modern and neutral kitchen incorporates integral appliances including fridge, freezer, microwave, oven, grill and hob with extractor fan with a utility cupboard housing the washing machine and tumble dryer. A new combi-boiler was fitted in March 2026. From the dining area, double doors to the rear elevation lead directly into the larger than average and southerly facing rear garden. Leading off the entrance hall is the lounge which is open plan to the spacious conservatory.

To the first floor the landing area leads into the master bedroom which has fitted wardrobes and an en-suite shower room with mains-fed shower. To the rear of the property also is the second double bedroom which has views over the garden. In addition to the two double bedrooms, the property a third single bedroom, with recess storage behind the door. The large 3 piece bathroom has a panelled bath with mixer tap, shower over and towel radiator.

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.

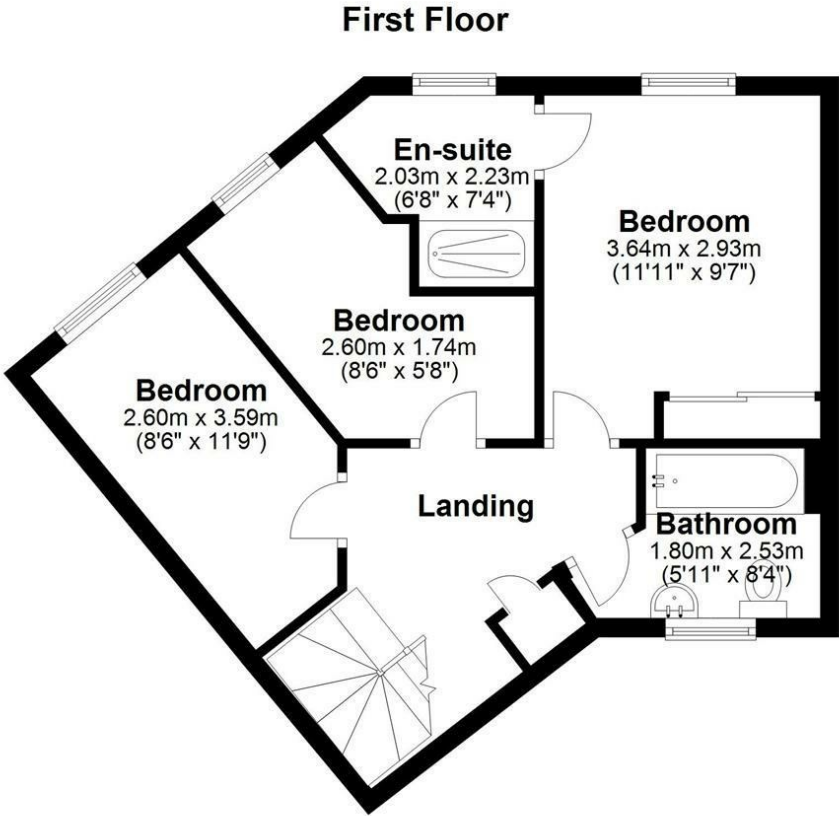
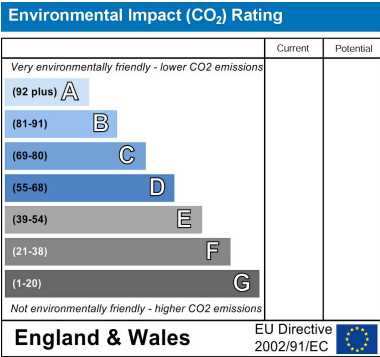
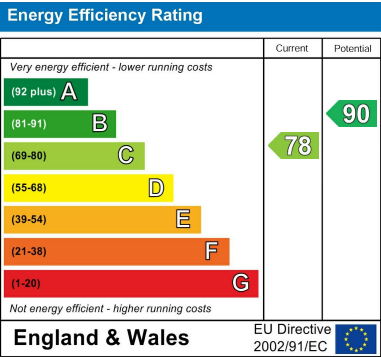
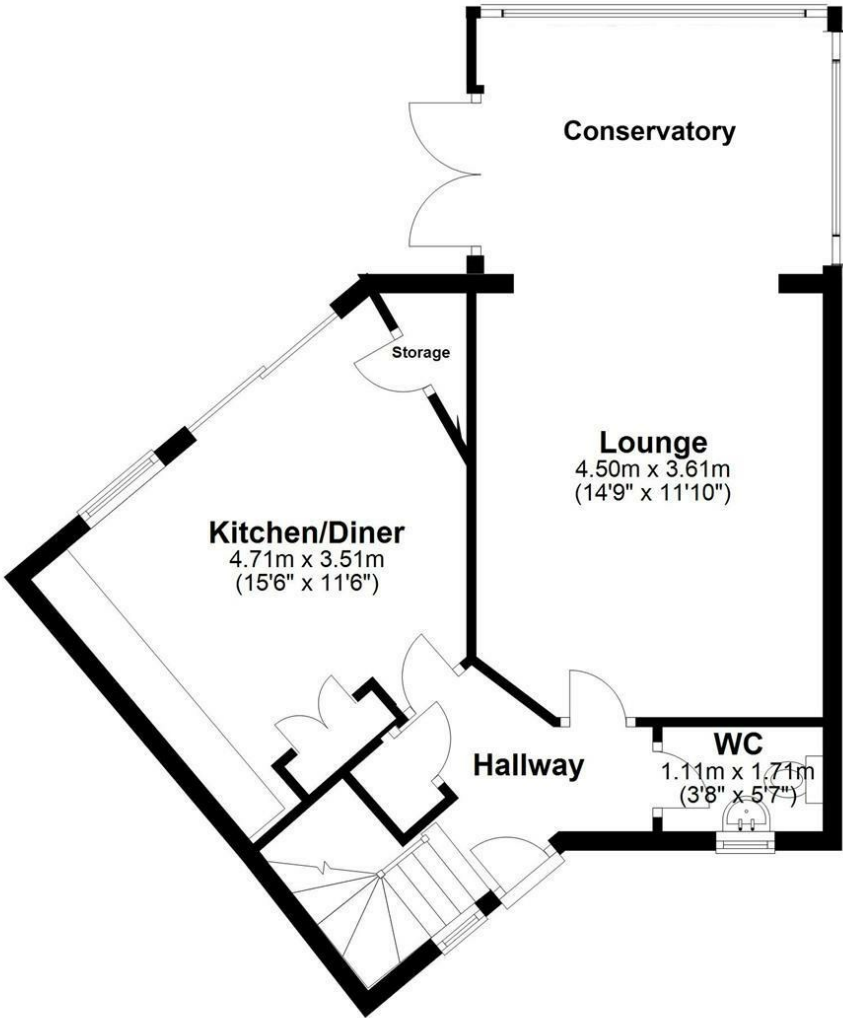


DIRECTIONAL NOTE Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto the Mill Hill Development. Proceed along Mill Hill Road and as this becomes Mallow Way, and passing Lune Way, take the left hand turn onto Cherwell Gardens. You will find Number 5 situated on the left hand side, clearly denoted by our Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8YW

Council Tax Band

C



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

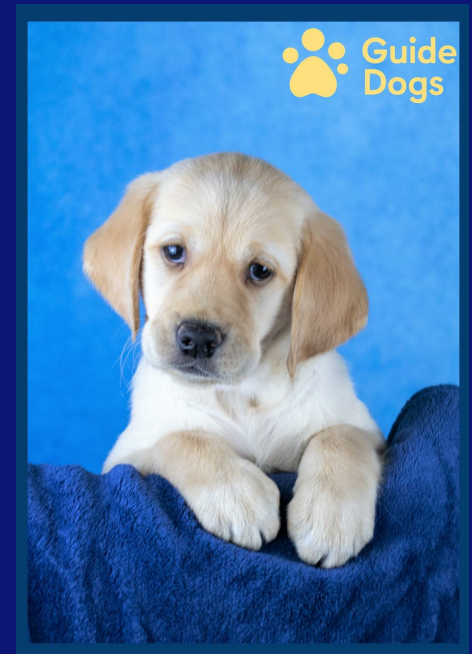
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





RECEPTION HALL

with staircase to the first floor with an under stairs cupboard, ideal for storage of larger items. Leading to

LOUNGE

14'9 x 12'0 (4.50m x 3.66m) with a double glazed patio door with openable trickle vents to the southerly facing garden and a gas centrally heated radiator.





CONSERVATORY

with double glazed windows and double doors leading out to the patio area.

CLOAKROOM

with two piece suite comprising low flush W.C., a central heating radiator, added shelf storage and a double glazed window with openable trickle vents.





DINING KITCHEN

15'6 x 11'6 (4.72m x 3.51m)

with integrated appliances including fridge, freezer, oven, dishwasher, hob with extractor and one and a half sink with drainer built into the island. Central heating gas radiator. Fitted with a range of base and wall mounted units for adequate storage with one housing the boiler which thermostatically controls radiators and a pressurised hot water cistern with immersion heater which is controlled via the kitchen time clock. There is a further cupboard housing plumbing for a washing machine and a ceiling mounted extract fan. Tiled flooring, ceiling mounted extract fan and double glazed french doors out into the rear garden with openable trickle vents.





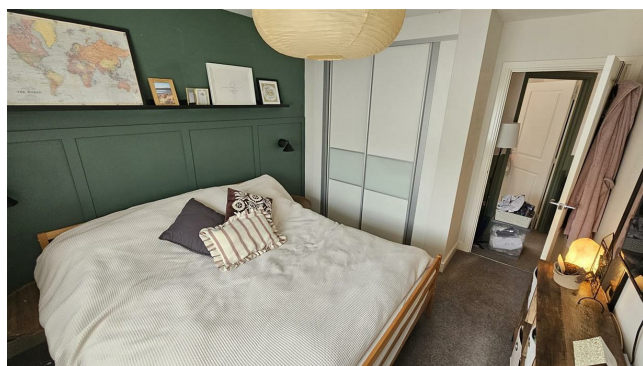
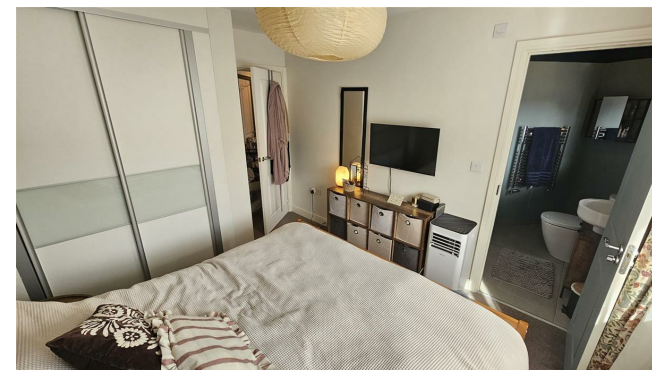
BEDROOM 1

12'0 x 9'7 (3.66m x 2.92m)

Double built in wardrobe, double glazed window to the back garden with openable trickle vents, and central heating radiator with access to

EN-SUITE SHOWER ROOM

Shower cubicle with shower, wall-mounted wash basin and low level W.C. Central heating towel rail, ceiling mounted extract fan and double glazed window the rear with openable trickle vents.



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BEDROOM 2

11'9 x 8'6 (3.58m x 2.59m)

Central heating radiator, double glazed window to the rear with openable trickle vents.

BEDROOM 3

8'6 x 5'8 (2.59m x 1.73m)

An 'L' shaped room with a central heating radiator and double glazed window to the rear with openable trickle vents.

BATHROOM

With suite comprising panelled bath with mixer tap, shower over and pivot screen, wall mounted wash basin and low flush W.C. Chrome towel radiator, ceiling mounted extract fan and double glazed window to the front with openable trickle vents.





OUTSIDE - FRONT

To the side of the property is a driveway providing ample off road parking and leading to a single garage and a side gate to the back garden. The front garden has been sensibly landscaped for easy maintenance.

OUTSIDE - REAR

To the rear is a larger than average garden for this price range with two seating spots as sun traps at different times of the day due to the southerly facing nature, ideal for entertaining and alfresco dining. Side door to the garage for easy access, with extra power and lighting and a garden shed for extra storage. Outside tap for easy maintenance of 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
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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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Then get one of these!!!

→



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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!