

h

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



**7 METEOR CLOSE, NEWTON, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8ZL**

£525,000

7 METEOR CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8ZL

One of the most popular designs for a new build home, The Emerson is a five bedroom, three story detached new build home from the highly regarded David Wilson Homes, located within the Newton Park development at Newton.

With a well-regarded Primary School, two pubs, Post Office and local shops in the adjacent village of East Bridgford, there is a wider range of schools, shops and leisure facilities in the traditional market town of Bingham 2 miles away. The development is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance.

For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

This gas centrally heated and double glazed property is tailor made for professional/young couples or families. We are informed by the current owners that this plot was chosen due to the end of cul-de-sac position, wonderful privacy and the very sunny and private rear garden. Briefly comprising: reception hallway, lounge, dining room, stunning open plan kitchen, downstairs cloakroom and utility room. To the first floor are three bedrooms with an en-suite and dressing area to the main bedroom bedrooms three and four and the main family bathroom. To the second floor are bedrooms 2 and 5 both services by the shower room.

Outside there are plenty of parking spaces to the fore of the double garage and very private and sunny landscaped gardens to the rear – perfect for those who enjoy al fresco dining in the balmy summer sunshine.

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

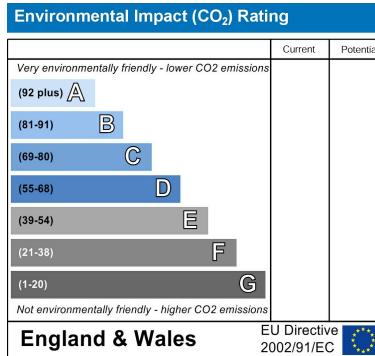
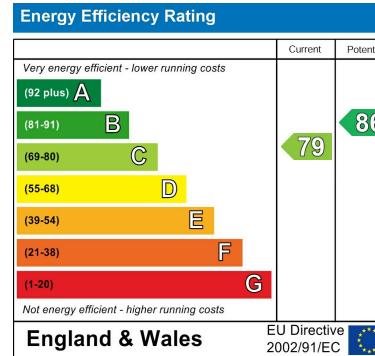


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until entering the Newton Park Development. Bear left and then first left into Meteor Close. Follow the road until you reach the cul-de-sac on the left hand side and Number 7 will be found ahead of you clearly denoted by our For Sale board.

For Sat Nav use Post Code: NG13 8ZL

Council Tax Band

F



The position of the property allows for wonderful views to the rear as well as easy access to the adjoining communal grassed & maintained areas that are planted with wild flowers and is looked after as part of a Maintenance Plan that is managed by an Bi-Annual Service Charge of £143.37 which covers the cleaning and maintenance of the beautifully maintained and landscaped areas of all of the communal grounds.

It is a setting that has seen iconic events in its role as RAF base and command headquarters, and now this historic location is home to the Newton Park Development; a collection of beautiful two, four and five bedroom homes nestling in the tranquillity of the hamlet of Newton. In a highly sought-after location.

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

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



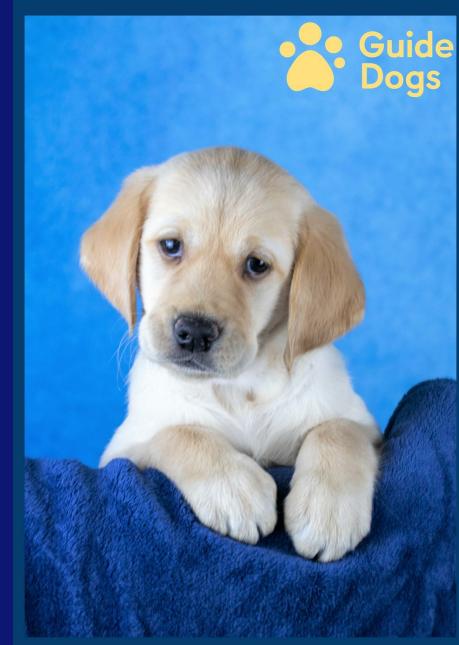
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

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.



Entrance door into the

RECEPTION HALL

With staircase to the first floor accommodation, under stairs storage cupboard, tiled floor and central heating radiator.

OPEN PLAN LIVING / DINING KITCHEN

16'9 x 13'4 (5.11m x 4.06m)

Fitted with a range of wood effect wall and base units with work surface incorporating stainless steel 1½ bowl sink unit. Built in five ring gas stainless steel hob with stainless steel splashback and extractor over. Stainless steel double oven to the side. Space for large fridge/freezer, integrated dishwasher. Central heating radiator. Double glazed window and two sky light velux windows. Double glazed double doors to the rear garden.





UTILITY ROOM

6'6 x 5'0 (1.98m x 1.52m)

With a range of matching wood effect wall and base units with work surface incorporating stainless steel sink unit. Double glazed door to the side elevation. Plumbing for washing machine and tumble dryer. Tiled flooring. Extractor.



SPACIOUS LIVING ROOM

21'6 x 11'9 (6.55m x 3.58m)

With double glazed window to the front elevation, two radiators, telephone point and TV aerial point. Double glazed double doors to the rear. Multi fuel log burner with timber mantle with external flue.





DINING ROOM / HOME OFFICE

10'0 x 9'8 (3.05m x 2.95m)
with a central heating radiator and a double glazed window to the front.

CLOAKROOM

Fitted with a two piece white suite comprising: pedestal basin with chrome mixer tap and tiled splashbacks, and low flush W.C. Central heating radiator and tiled floor. Extractor fan.

FIRST FLOOR LANDING

With double glazed window to the front elevation, central heating radiator and doors leading to:





MASTER BEDROOM

13'0 x 12'0 (3.96m x 3.66m)

With double glazed window to the front elevation, radiator, TV aerial point

DRESSING AREA

8'6 x 4'6 (2.59m x 1.37m)

With built in mirror fronted wardrobes, central heating radiator and window to the rear elevation.

EN SUITE SHOWER ROOM

Fitted with a three piece white suite comprising: double shower cubicle with mains fed shower, pedestal wash hand basin and low flush W.C. Chrome fittings, part tiled walls, obscure double glazed window to the side elevation and wall mounted towel radiator. Shaver point. Extractor.





BEDROOM 2

12'3 x 12'0 (3.73m x 3.66m)

Double glazed window to the rear and a central heating radiator. Built-in wardrobes.

BEDROOM 3

11'0 x 10'0 (3.35m x 3.05m)

With double glazed window to the front elevation and radiator. Wardrobe recess.

FAMILY BATHROOM

7'0 x 6'4 (2.13m x 1.93m)

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin and low flush W.C. Part tiled walls, wall mounted towel radiator and obscure window to the rear elevation.





SECOND FLOOR

with double glazed velux window to the rear elevation and doors leading to:

BEDROOM 4

14'6 x 11'8 (4.42m x 3.56m)

With double glazed window to the front elevation and radiator. Storage cupboard within the eaves. Fitted wardrobes. Velux window to rear





BEDROOM 5

12'0 x 8'6 (3.66m x 2.59m)

With double glazed window to the front elevation and radiator. Storage cupboard within the eaves.

SHARED SHOWER ROOM

Fitted with a three piece white suite having double shower cubicle with mains fed shower, pedestal wash hand basin and low flush W.C. Part tiled walls, wall mounted towel radiator, shaver point and extractor fan.





OUTSIDE - FRONT

To the front of the property there is a landscaped area with shrubs and chipped stone frontage with pathway leading to the front door. A driveway gives access to a double garage with up-and-over door.

OUTSIDE - REAR

The landscaped and fully enclosed rear garden enjoys a very sunny aspect and tremendous privacy so seldom seen on a new development – hence the current owners choosing this property ahead of others that were available at the time. There is a large area (perfect for those balmy summer evenings), a gravelled pathway and enclosed lawn... with further gravelled area.



h **Hammond**
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!



h **Hammond**
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!





AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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**



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!



Want one of these???

Then get one of these!!!



◎ WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ◎