



Hammond
Property Services

FOR SALE

01949 87 86 85

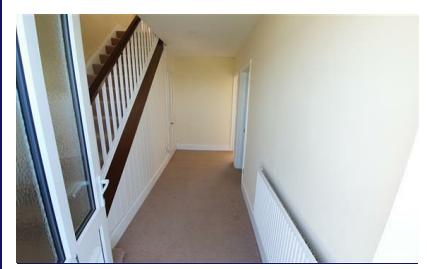
www.hammondpropertyservices.com

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**1 BARNSTONE LODGE COTTAGES, WORKS LANE, BARNSTONE,
NOTTINGHAMSHIRE NG13 9JN**

£1,100 PCM

1 BARNSTONE LODGE COTTAGES, WORKS LANE, NOTTINGHAMSHIRE NG13 9JN

A rare opportunity to live in this peaceful location and available to rent with immediate vacant possession, subject to referencing. Situated nicely off the beaten track is this three bedroom semi-detached property, With stunning uninterrupted views out to the Vale of Belvoir. The property benefits from uPVC DG and oil-fired central heating. With neutral decorating and flooring throughout. N.B. due to the close proximity of neighbouring farms.

****PETS BY NEGOTIATION ONLY AS ON A WORKING FARM****

****NON-SMOKERS ONLY****

ENTRANCE HALL

UNDERSTAIRS cupboard housing electric meter and fuse board and ample storage space.

LOUNGE to the front elevation with electric real-flame fire.

DINING ROOM to the rear elevation with ornamental fire place.

KITCHEN modern fitted with oven, hob, extractor over and integrated fridge and dishwasher. Floor and wall cupboards. Access to Utility Room and rear entrance.

UTILITY ROOM Exceptionally large utility room with plumbing for washing machine and plenty of room for a freezer and tumble dryer.

UPSTAIRS there are three good-sized bedrooms and refitted bathroom with white suite, electric shower over the bath.

Access to the attic room is via a fitted loft ladder and converted into a usable space.

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks rent. Initial monthly rent.

During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax.

Permitted payments include damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late payment of rent determined by the Tenant Fees Act 2019.



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. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn left as directed to Barnstone village onto Main Road. Take the second right onto Works Lane and follow the road for just over 1 mile; passing the terraced houses on the left and then ahead passing through the Lorry Works and over the 'bumps in the road'. Continue straight ahead and bear left onto the gravelled track until the road finally bends to the left and where the property is situated on the right hand side overlooking the fields, fields and fields...

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



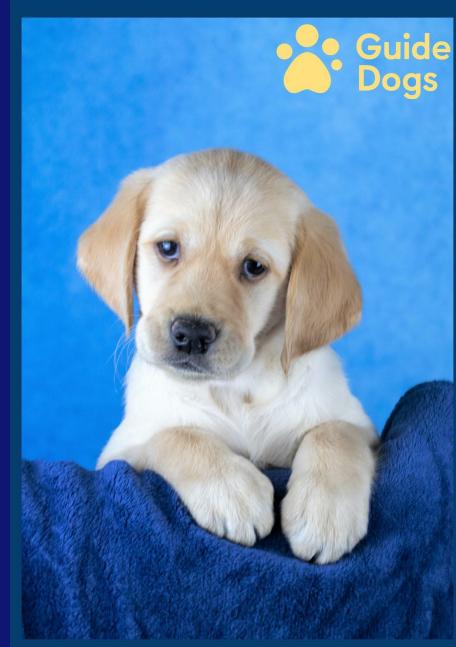
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit

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 into

RECEPTION HALLWAY

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM & STORE

LANDING

BEDROOM 1



BEDROOM 2

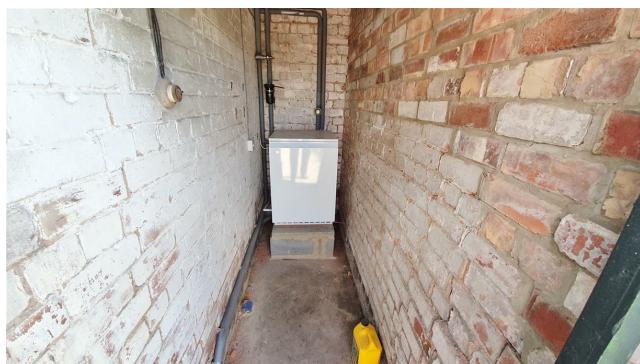
BEDROOM 3

BATHROOM

OUTSIDE







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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**



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!