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FOR SALE

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**25 FLAXENDALE, COTGRAVE, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 3NR**

£199,950

25 FLAXENDALE, COTGRAVE, NOTTINGHAMSHIRE NG12 3NR

Whether you are First Time Buyers, a growing family or those downsizing, looking for something easier to maintain, then this is the house that many are looking for... with the extra space created from the ground floor extension to the rear! Arranged over two floors, the property provides an entrance porch for storage of coats and shoes, entrance hall, lounge to the front and a large dining room / TV room at the back which leads into the double ended kitchen / utility area. The first floor landing giving access to three bedrooms and the family bathroom. The owners have thoughtfully created a fabulous sun-trap garden with ease of maintenance in mind - perfect for those who enjoy al fresco dining during those balmy summer days.

Boasting a quiet position within a cul-de-sac and with a further block paved and double width driveway providing ample parking with the bonus of the shared side driveway leading to a GARAGE at the rear. In addition to the useful area of storage within the garage, there are two further garden stores, one that can be accessed from the GARAGE and one from the garden itself.

For those searching for a home with children's education at the forefront of any decision, you can rest assured with Ofsted Reports of 'Outstanding' for some of the local establishments.

Cotgrave village has an excellent range of local facilities and amenities, high grade schooling, and Nottingham city centre and West Bridgford are within easy reach. The property is strategically well located for the A46, A52 and in turn the M1 and A1 motorways. Local rail access points are also in various locations including Nottingham and Grantham with both providing fast rail access to the City of London.

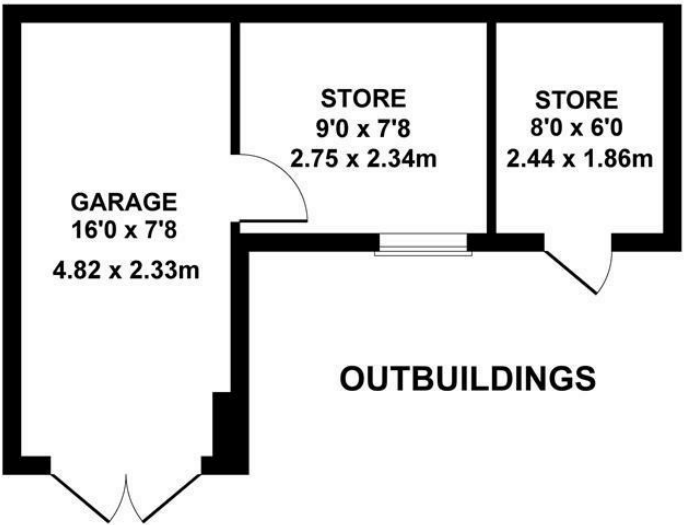
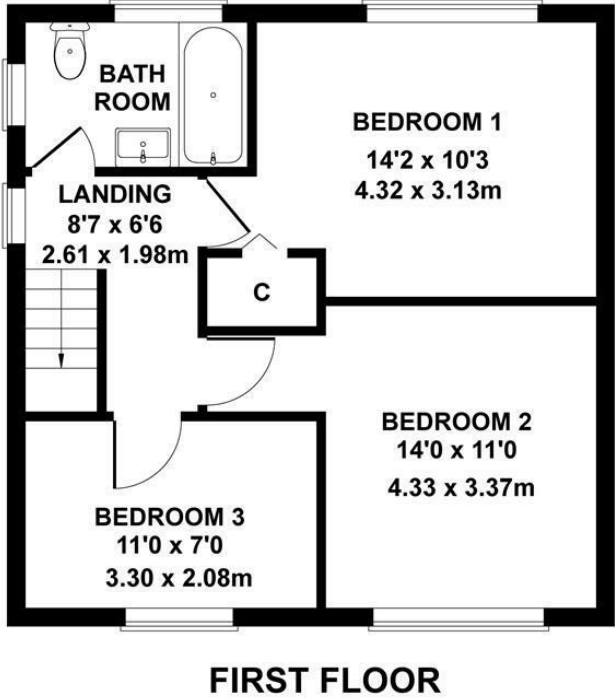
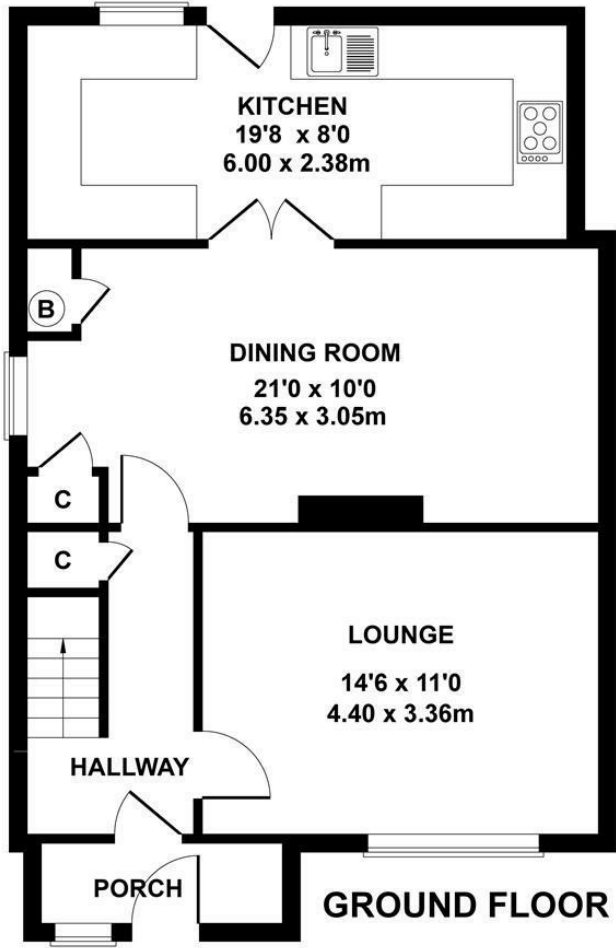


Council Tax Band **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	75
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	

Approximate Gross Internal Area
1324 sq ft - 123 sq m



Not to Scale.
For Illustrative Purposes Only.

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

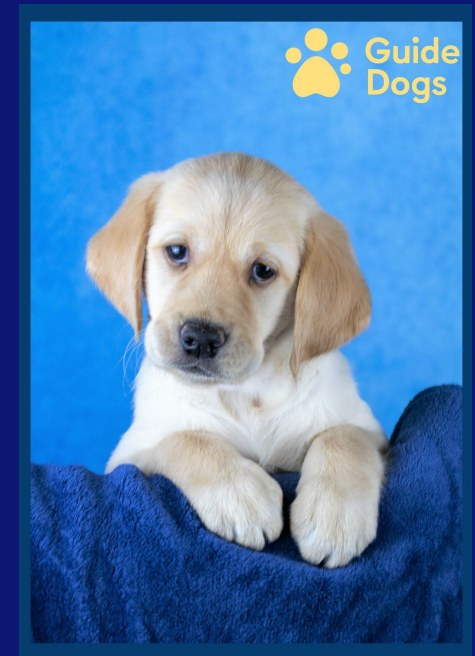
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 and upvc entrance door into the

ENTRANCE PORCH

The ideal storage area for coats and shoes!
Half glazed door into the

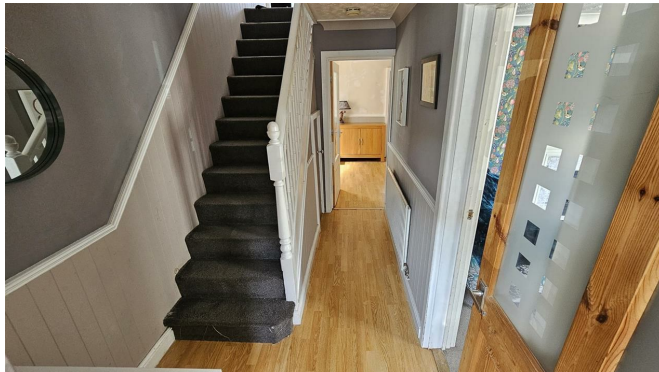
HALLWAY

with stairs to the first floor, under-stairs storage cupboard, central heating radiator, doors leading through to the dining room and the

LOUNGE

14'6 x 11'0 (4.42m x 3.35m)

UPVC double glazed window to the front elevation, feature fireplace, central heating radiator.

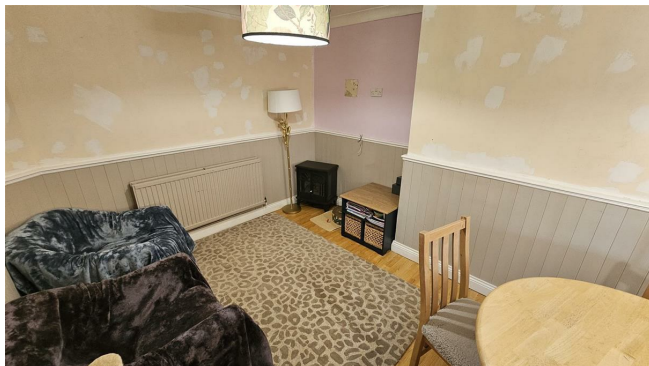
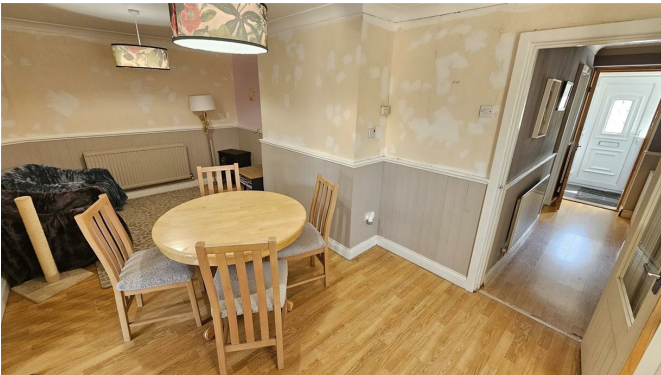




DINING ROOM

21'0 x 10'0 (6.40m x 3.05m)

UPVC double glazed window to the side elevation, central heating radiator....as for the décor of this room... it's ready for you to stamp on your own mark and personality. Wood effect flooring.



EXTENSION - KITCHEN & UTILITY

19'8 x 8'0 (5.99m x 2.44m)

Fitted with a contemporary range of wall, drawer and base units to both ends of the room with acrylic splash backs and wood-effect work surfaces over, large inset sink and drainer unit with mixer tap, space for a freestanding washing machine and dryer, integrated double fan assisted oven with a four ring gas hob and extractor hood over, integrated fridge/freezer. Vinyl floor covering in a chequer board design, UPVC double glazed windows to the rear elevation and a UPVC glass panelled door leading out to the landscaped rear garden.





LANDING

UPVC double glazed window to the side elevation and doors leading to the three bedrooms and the family bathroom.

BEDROOM 1

14'2 x 10'3 (4.32m x 3.12m)

UPVC double glazed window to the rear elevation, central heating radiator. Built-in wardrobe with shelving and hanging.





BEDROOM 2

14'0 x 11'0 (4.27m x 3.35m)
UPVC double glazed window to the front elevation, central heating radiator. Built-in mirror-fronted wardrobes with shelving and hanging.

BATHROOM

Fitted with a three piece suite in white comprising a low level flush W.C., contemporary wash basin with drawer unders, and a panelled bath with a shower over. Chrome towel radiator and an opaque UPVC double glazed window to the rear elevation.





BEDROOM 3

11'0 x 7'0 (3.35m x 2.13m)

UPVC double glazed window to the front elevation, central heating radiator.

OUTSIDE TO THE FRONT

To the front of the property there is a double width and block-paved driveway providing off road parking for two vehicles. There is timber fencing to the boundaries of the front and an adjacent and shared driveway leads to the GARAGE and the gated access to the rear garden.





OUTSIDE TO THE REAR

The timber-fence enclosed rear garden enjoys a very private aspect and includes a raised area of decking and an extensive area of block paving - due to the westerly facing aspect of the property, this has created a sun-trap area for those who enjoy al fresco dining during those balmy summer days.

In addition to the useful area of storage within the garage, there are two further garden stores, one that can be accessed from the GARAGE and one from the garden itself.





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!

