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11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**25 COGLEY LANE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8DD**

**OFFERS OVER £350,000**



## 25 COGLEY LANE, BINGHAM, NOTTINGHAMSHIRE NG13 8DD

This beautifully presented and very deceptive family orientated home has recently undergone a complete programme of modernisation and refurbishment, finished to a very high standard with a great deal of thought and attention to detail, creating a light and airy level of accommodation which extends to over ??? 0 sq. ft., concealed behind an attractive double fronted aesthetically pleasing facade.

Originally constructed in 1984 and owned formerly by the Crown Estate, the property was meticulously upgraded throughout some ten years ago to include updated central heating system, replacement UPVC double glazing, re-plastering and neutral decoration. In addition the property was refitted to include a stunning open-plan living/dining kitchen benefitting from windows to three elevations as well as access from bi-fold doors out into the westerly facing and sunny rear garden.

A large range of contemporary gloss white fronted units with quartz granite work surfaces, complimenting the island unit and integrated breakfast bar and appliances. Overall this is a fantastic living/entertaining space likely to be the hub of the home and affords aspect into the rear garden as well as having views across opposing grass paddock land. Leading off is a useful ground floor cloakroom fitted with a contemporary white suite.

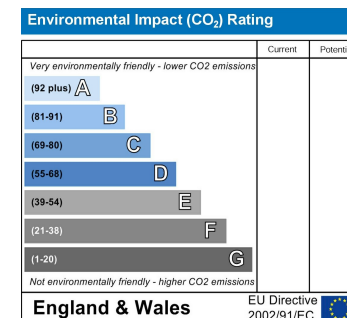
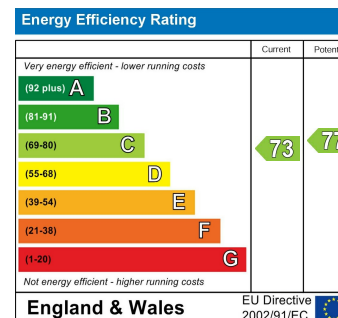
The extension to the rear provides exactly the right amount of space and could even incorporate an area for Home Office working if required or a small snug.

To the first floor there are three bedrooms, two being particularly generous doubles, and a stunning contemporary bathroom with both a shower and screen over the bath... a stylish room and perfect for all ages.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane. The property will then be found on the left hand side, opposite the open and grassed paddock; clearly denoted by the Hammond Property Services For Sale sign.

**For Sat Nav use Post Code: NG13 8DD**



**FLOOR PLAN TO BE ADDED HERE ONCE IN HAND**

As well as the accommodation on offer, the property occupies a generous plot by modern standards, overlooking an opposing paddock and situated within walking distance of the highly regarded Carnarvon Primary School. The gardens are mainly laid to lawn and offer great potential for the keen gardener, enclosed by panelled fencing, with a driveway that is approached via the adjacent Crow Court and which provides off-road car standing as well as a brick built garage.

Overall viewing is the only way to truly appreciate this excellent home which is likely to appeal to a wide audience including professional couples, young families or even those downsizing from larger dwellings requiring a well-placed, immaculately presented and substantially extended home situated within easy reach of the wealth of amenities.

Privacy to the rear garden is something that is difficult to find within many parts of Bingham....rest assured this is one of those properties that enjoys tremendous privacy and, being westerly facing, is ideal for those who enjoy al fresco dining in the summer sunshine.

Bingham enjoys a good range of amenities both shopping and educational. There is also a popular Leisure Centre which caters for a variety of sports and leisure activities. This popular Market Town is also on the edge of the Vale of Belvoir with its limitless walks as well as quaint villages, many with their own hostelrys and each with their unique character!



# 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](mailto: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.

## 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

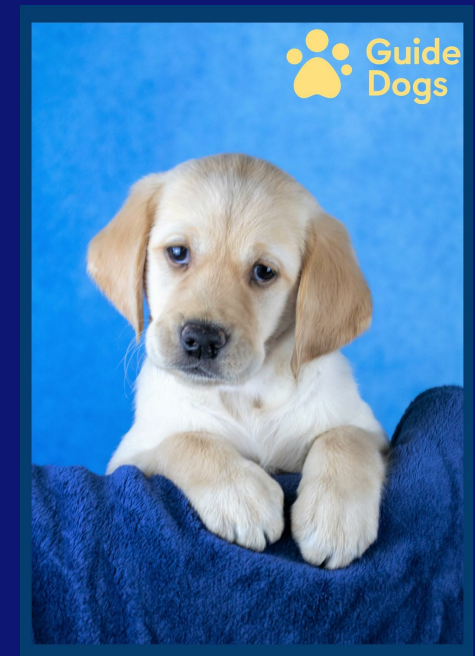
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

## 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.







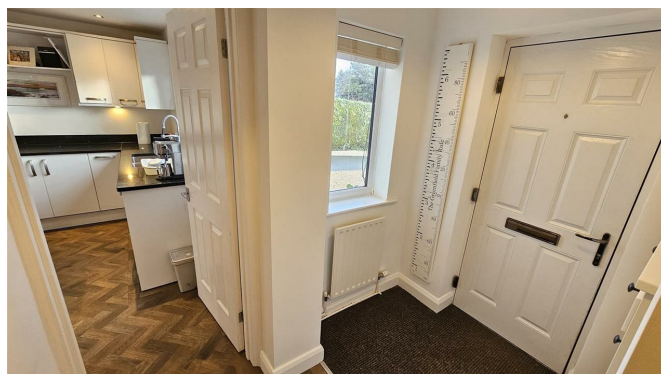
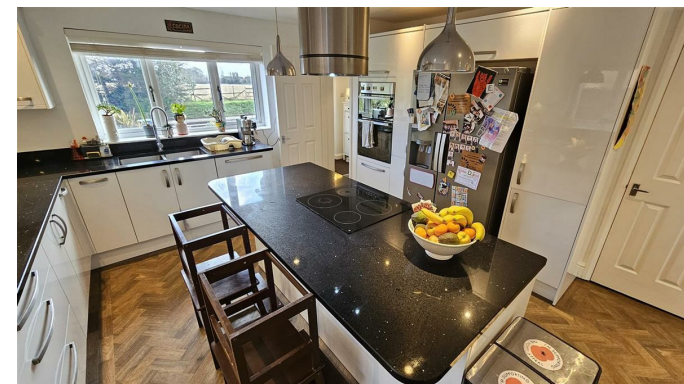
Entrance area with an outside light and a door into the

**HALLWAY**

with a central heating radiator and a double glazed window to the side.

**EXTENDED & OPEN PLANING LIVING / DINING KITCHEN**

with a herringbone style floor, contemporary central heating radiators and bi-fold doors leading onto the extended rear patio area.







### **KITCHEN AREA**

A fantastic open-plan contemporary space flooded with light from windows to three elevations, views across the front over open land. Appointed with a generous range of contemporary gloss white fronted units with brush metal fittings, integrated larder unit, central alcove designed for free standing fridge freezer, quartz granite work surfaces, under-mounted twin bowl stainless steel sink with articulated mixer tap, complementing central island unit with integrated breakfast bar and deep pan drawers beneath, induction hob with contemporary stainless steel and glass extractor hood over, Hotpoint double oven, built-in dishwasher, attractive walnut engineered strip wood flooring, deep skirting, large built-in under stairs storage cupboard adapted to create a utility area with plumbing for washing machine and providing additional storage, chrome contemporary towel radiator, UPVC double glazed windows, door leading out to the rear garden.







### **CLOAKROOM / W.C.**

Finished with a contemporary two piece white suite comprising a low flush W.C., pedestal wash hand basin with chrome mixer tap, continuation of walnut flooring, central heating radiator, display alcove, central ceiling light point, UPVC obscure double glazed window to the side.

### **DINING AREA**

The dining area is open plan to the kitchen and enjoys views across the sunny rear gardens. A continuation of the herring-bone flooring which also leads into the

### **SITTING AREA**

with a vertical and contemporary central heating radiator and a large lantern area fitted above.







### **LOUNGE TO THE FRONT**

16'2 x 10'6 (4.93m x 3.20m)

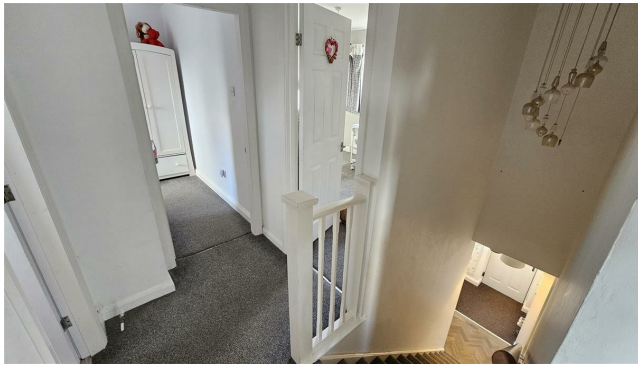
A light and airy main reception benefitting from superb views to the front across opposing paddock land and a feature log-burner for those cosy autumnal and winter evenings, alcoves to either side, central heating radiator, UPVC double glazed window.



**BINGHAM'S COMMUNITY ESTATE AGENT**

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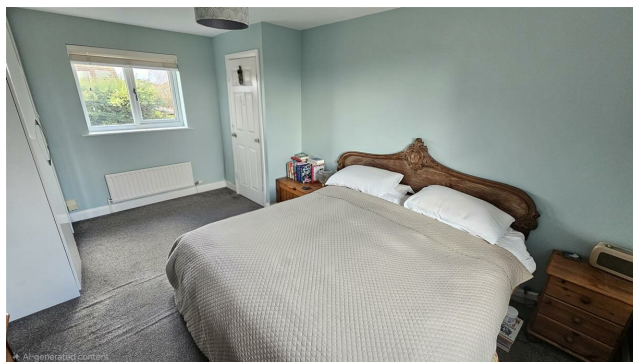
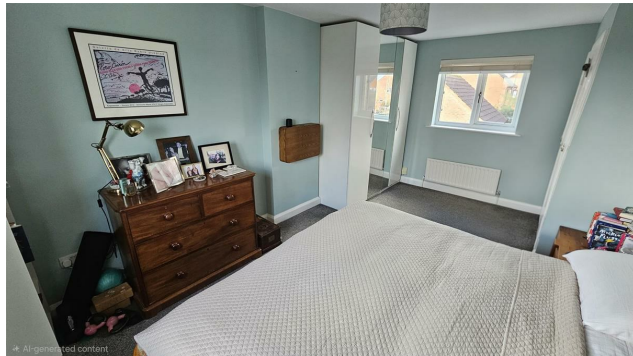
### **LANDING**

with a built-in storage cupboard with slatted shelves, access to loft space above, contemporary radiator.

### **BEDROOM 1**

16'2 x 10'9 (4.93m x 3.28m)

A well-proportioned light and airy double bedroom benefitting from a dual aspect with superb elevated views across the grass paddock to the front, two central heating radiators, UPVC double glazed windows.







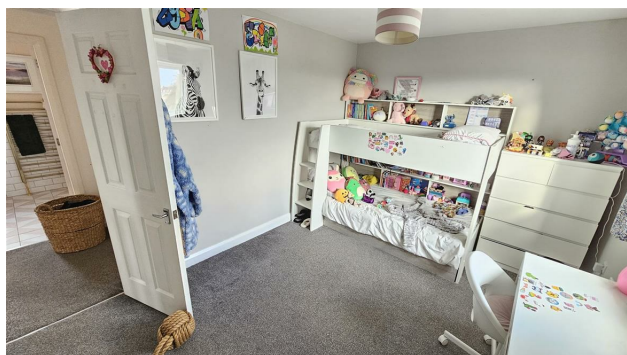
## **BEDROOM 2**

13'0 x 10'0 (3.96m x 3.05m)

A double bedroom with a useful built-in over stairs wardrobe, central heating radiator, UPVC double glazed window with fantastic and open views to the front.

## **BATHROOM**

A stunning space which has been reconfigured to create a superb light and airy contemporary family bathroom which comprises a 'P' shaped bath with shower screen and shower handset with a contemporary rose over, wash hand basin with mixer tap and drawer under, a low flush W.C., porcelain tiled floor, contemporary towel radiator, UPVC obscure double glazed window to the rear elevation.







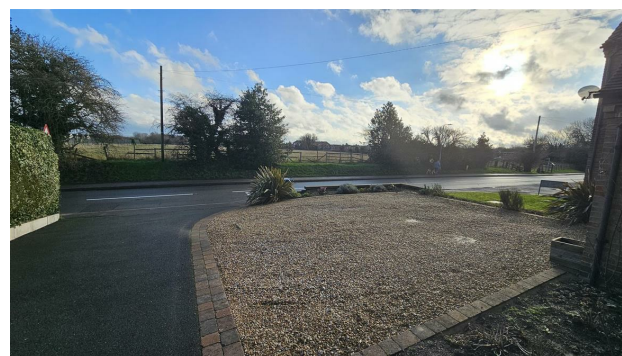
### **BEDROOM 3**

11'0 x 6'9 (3.35m x 2.06m)

Perfect as a child's single bedroom or a first floor office, but could also accommodate a small double bed or two small singles, with a pleasant aspect into the rear garden, central heating radiator, UPVC double glazed window. Views over the rear garden and St Mary's Church in the distance.

### **OUTSIDE - FRONT**

The property occupies an attractive plot which is generous by modern standards for this style of home, located in a highly regarded area of the town, within walking distance of Carnarvon School. The property affords excellent vista across the opposing grass paddock and is set back from the lane behind an attractive and open plan gravelled area – ideal for those looking for something with easy maintenance.







#### **OUTSIDE - REAR**

There is a large central lawn with paved and gravelled borders, raised sleepers that create the flower beds for plenty of texture and colour, whilst a courtesy door gives access into the rear of the GARAGE, the driveway of which is accessed from Crow Court.

#### **OUTSIDE - PARKING & GARAGE**

There is off-street parking in front of the GARAGE, to which there is also gated side access to the rear garden as well as a courtesy door at the rear of the garage... again, onto the rear garden.





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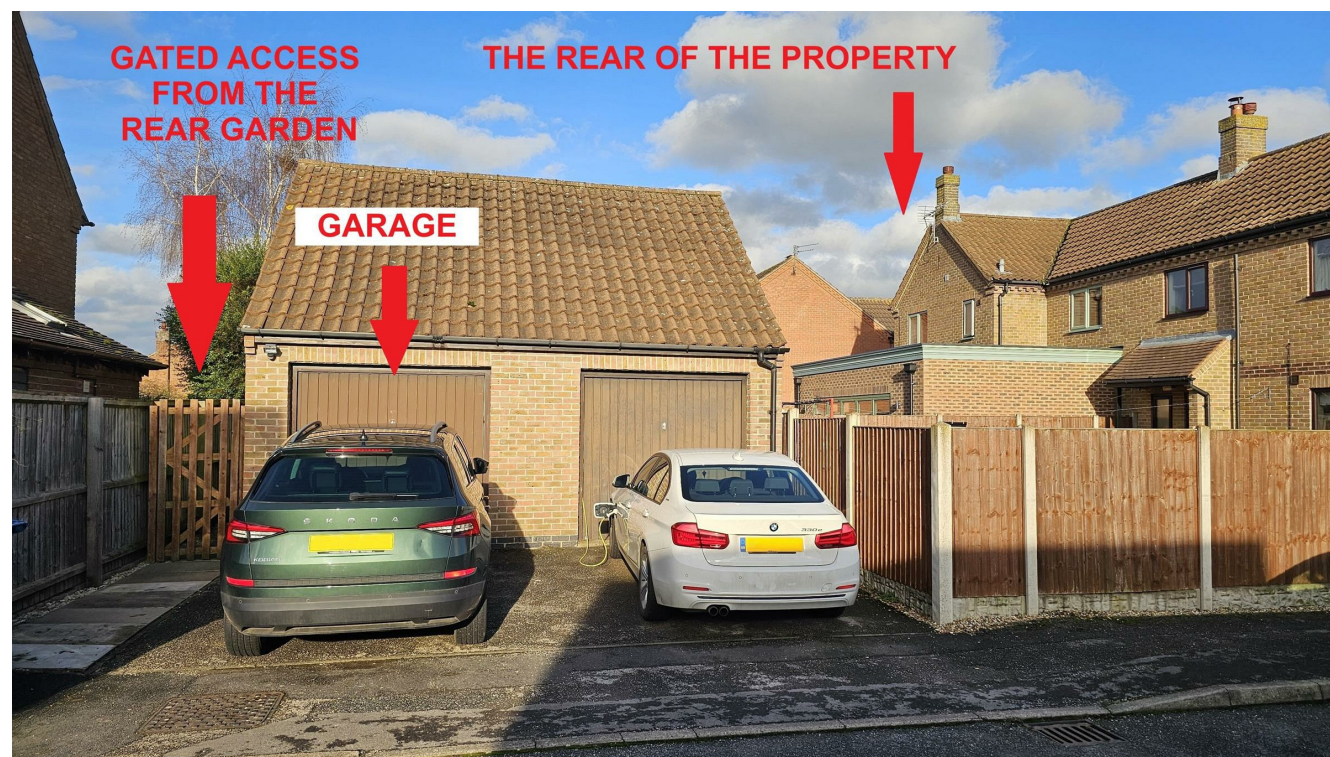
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To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

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

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