



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



**17 LANGDALE GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SR**

£175,000

17 LANGDALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SR

Attention first time buyers, those looking to downsize & Landlords! This first class first home located in a select cul-de-sac of similarly styled homes in this popular residential development is in ready to move into condition.

The gas centrally heated and double glazed interior provides low maintenance living – ideal for young couples! Included at this price is the detached GARAGE at the head of the rear garden!!!

The well-proportioned interior is complemented by a good sized and landscaped garden which is perfect for those seeking low maintenance living and the property is being offered for sale with the benefit of NO CHAIN to enable a speedy purchase for the right buyer.

With many sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.

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.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

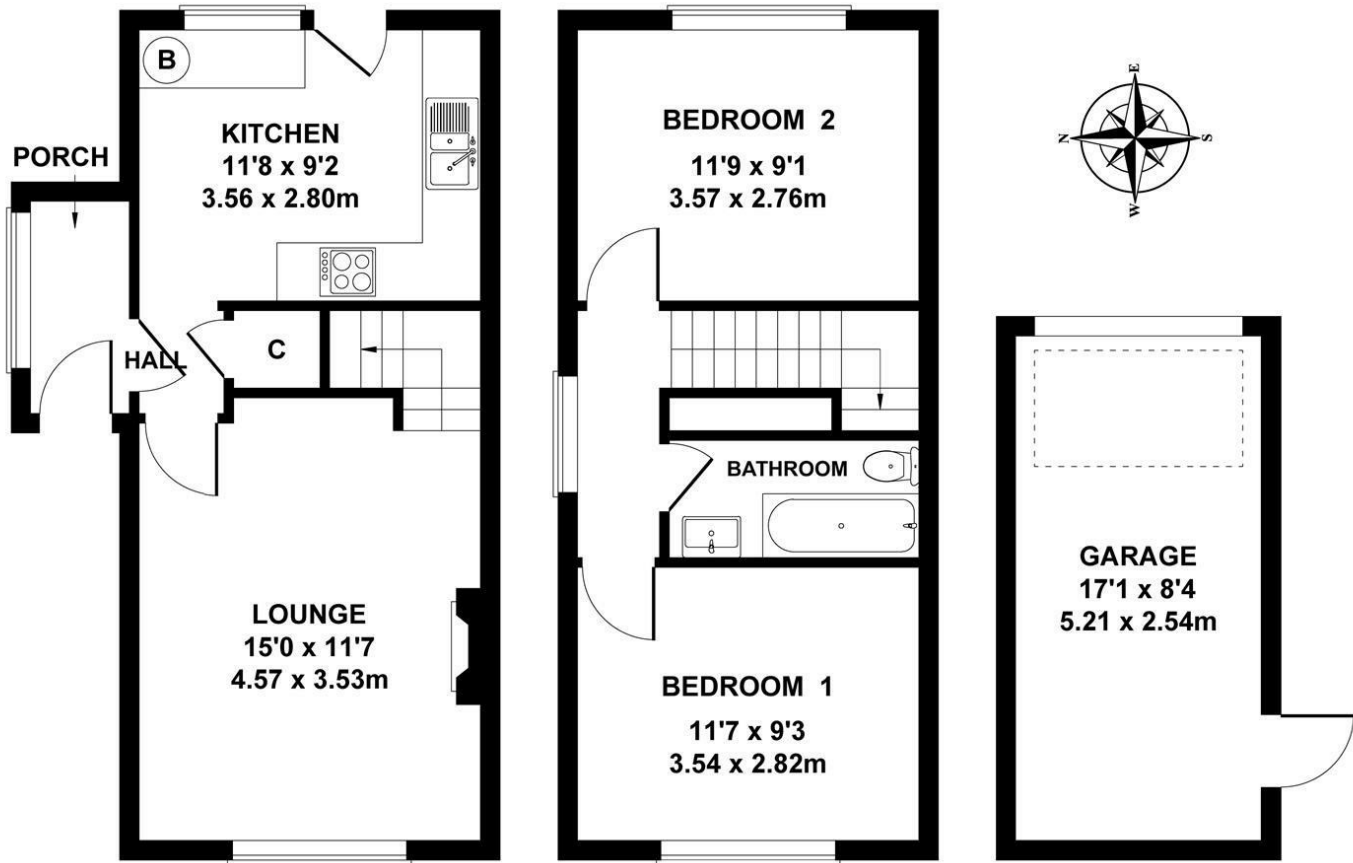
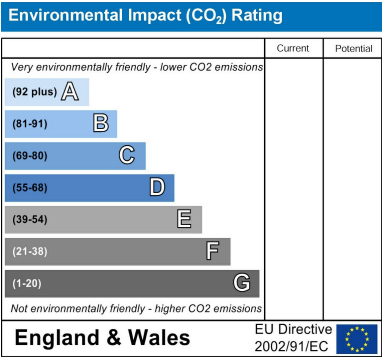
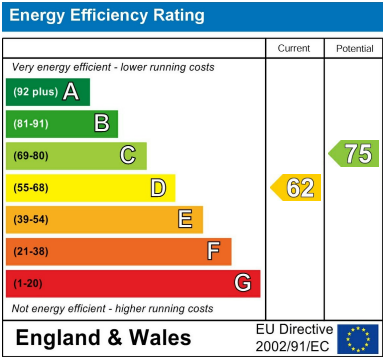


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Garden Road and Thoresby Road on the right. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road then left again into Langdale Grove where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

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

Council Tax Band

B



Not to Scale. For Illustrative Purposes Only.

Approximate Gross Internal Area 807 sq ft - 75 sq m

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

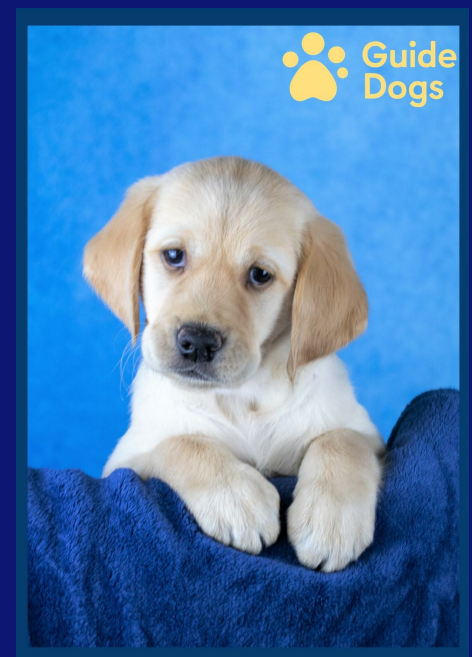
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

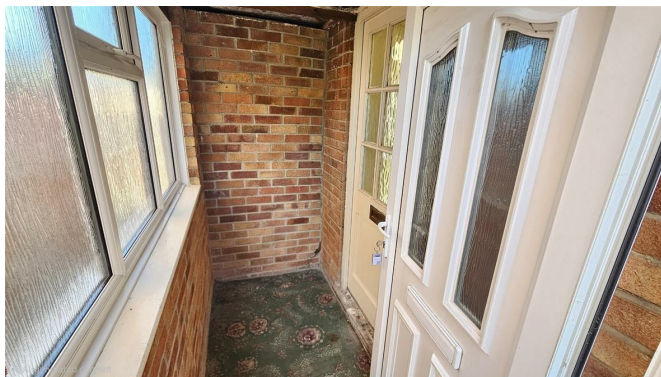
1st January 2026

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 side entrance door into a
USEFUL ENTRANCE PORCH
 with a double glazed window and a door into the

LOBBY AREA
 with an understairs storage cupboard.

LOUNGE
 15'0 x 11'7 (4.57m x 3.53m)
 with stairs to the first floor. Central heating radiator. Double glazed window to the front. Feature fireplace.



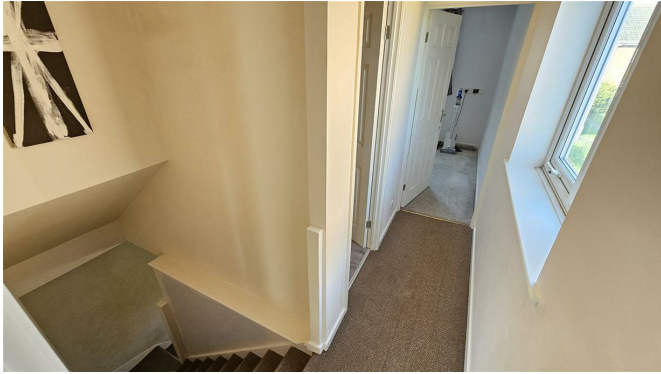


DINING KITCHEN

11'8 x 9'2 (3.56m x 2.79m)

with L shaped work surface with drawers and cupboards under. Tiled splash backs. Wall mounted cupboard units. Double glazed window to the rear. Central heating radiator. Single drainer sink unit with mixer tap. Double glazed door to the patio area of the rear garden. Plumbing for an automatic washing machine. Wall mounted gas fired boiler. Four ring gas hob with electric oven under and an extractor fan over.





LANDING

with a double glazed window to the side.

BEDROOM 1

11'7 x 9'3 (3.53m x 2.82m)

with double glazed window to the front and a central heating radiator. Fitted open wardrobes.

BATHROOM

with a white suite comprising panelled bath with shower over and pivot screen, wash basin set within a vanity unit and a low flush W.C., Large built-in airing cupboard. Central heating radiator.





BEDROOM 2

11'9 x 9'1 (3.58m x 2.77m)
with double glazed window to the rear and a
central heating radiator.

OUTSIDE - FRONT

To the fore of the property is a gravelled
garden for easy maintenance with a pathway
leading to the side entrance Porch. A
pathway leads from Langdale Grove to the
front of the properties whilst...



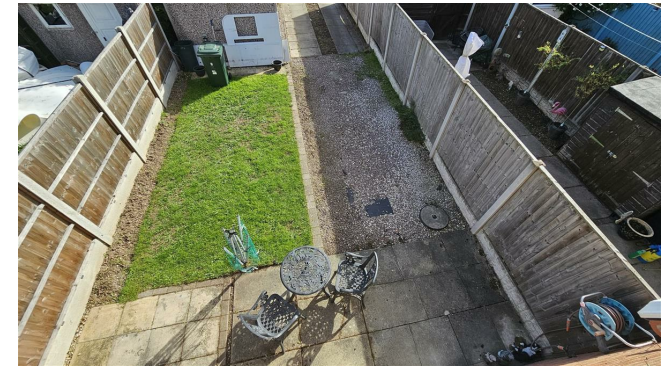
BINGHAM'S COMMUNITY ESTATE AGENT

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OUTSIDE - REAR

...to the rear is a further landscaped garden with ease of maintenance in mind... with an extended patio, lawn and gravelled area, all bordered by secure fencing. An attached garden shed is included within the sale . To the rear and approached off Langdale Grove is an adjacent driveway providing ample car standing spaces on the gravelled drive and there is a detached GARAGE.





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Steve Pritchett

Please contact us for a FREE discussion on our services

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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**





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← Want one of these???

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!