

FOR SALE

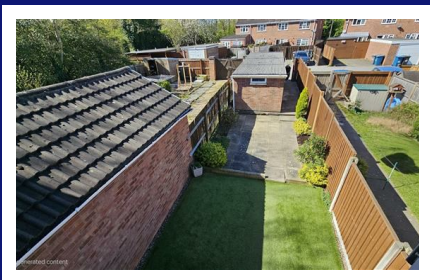
01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



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

£189,950

29 LANGDALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SR

IDEAL FOR INVESTORS AND FIRST TIME BUYERS - and the property is being sold with the added benefit of NO CHAIN!

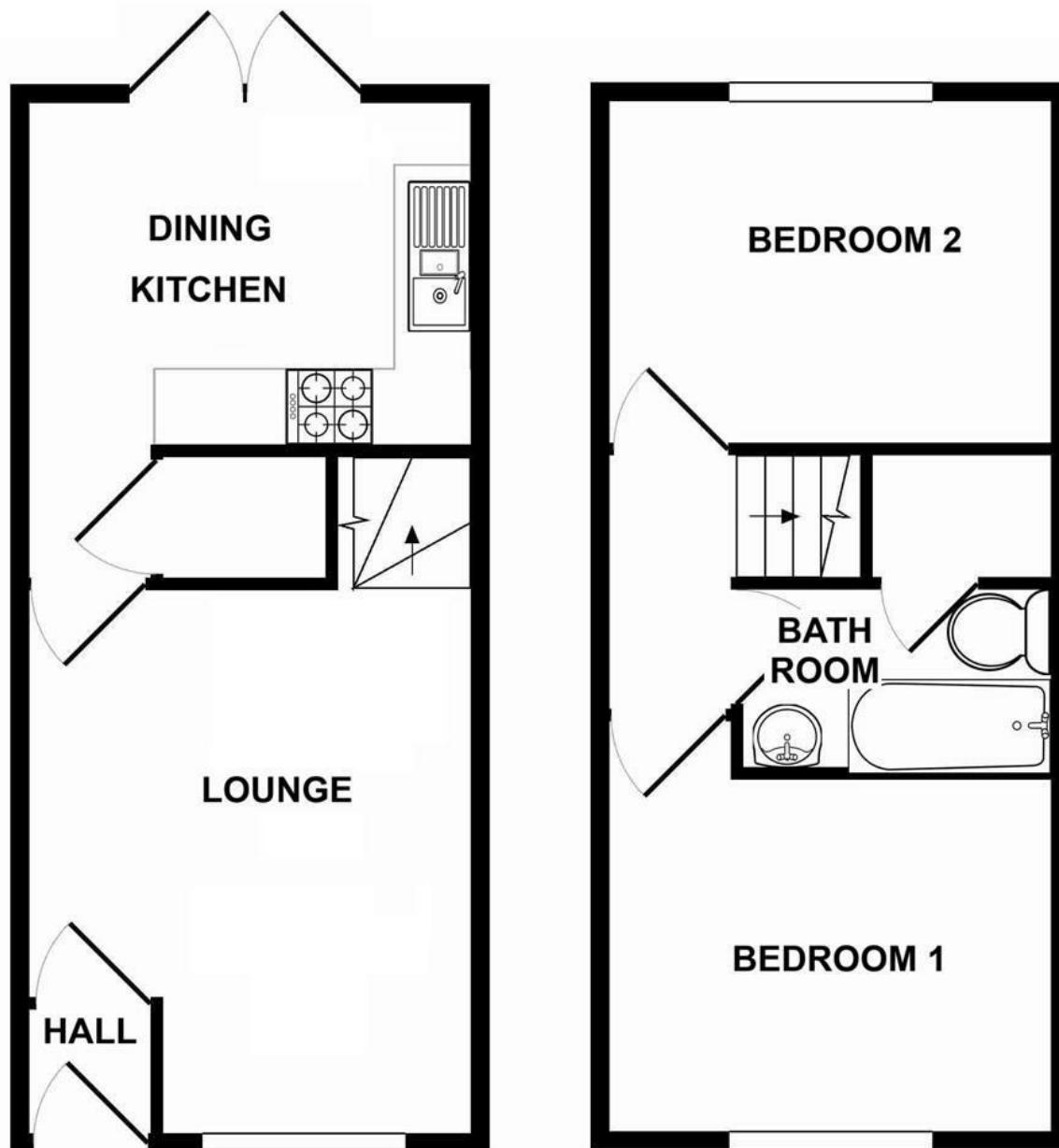
This two bedroom home benefits from an upgraded kitchen and bathroom, a freshening up of paintwork, artificial grassed lawn at the rear, a GARAGE at the rear, a new oven (April 2025)... what more could you want for only £189,950?

Perfectly positioned with an open outlook onto blossoming trees and greenery which provide both the colour and texture of a more rural scene! 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.

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.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!





NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

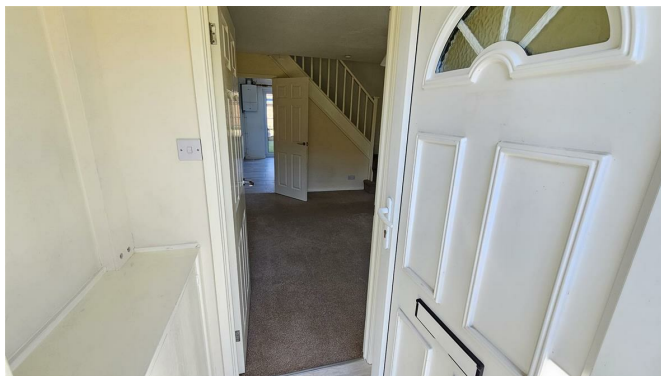
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

Council Tax Band **B**

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 the turning on the right into Thoresby Road. Turn next right into Balmoral Road. Turn left at the T junction into Wychwood Road then left again into Langdale Grove. This particular property will then be found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign. Access to the front door is via the pathway or to the rear garden from the communal driveway at the rear of the properties.

For Sat Nav use Post Code: NG13 8SR



UPVC entrance door through to

LOBBY

Cupboard housing the gas meter and a door into the

LOUNGE

15'4 x 11'8 (4.67m x 3.56m)
with stairs to the first floor. A central heating radiator and a double glazed window overlooking the front.





DINING KITCHEN

11'6 x 10'0 (3.51m x 3.05m)

with L shaped work surface with drawers and cupboards under. Wall mounted cupboard units. One and a half bowl sink unit with swanhead mixer tap. Double glazed double doors leading onto the artificial grassed area of the rear garden. Gas fired boiler serving the domestic hot water supply and central heating system. Central heating radiator. Four ring gas hob with electric oven under (replaced April 2025) and hood over. Tiling to the walls and floor.





LANDING

with access to the loft space.

BEDROOM 1

11'6 x 9'3 (3.51m x 2.82m)

with a central heating radiator and a double glazed window overlooking the front.

BEDROOM 2

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

with a central heating radiator and a double glazed window overlooking the rear garden.

BATHROOM

with suite comprising panelled bath with electric shower over and screen. Pedestal wash basin and low flush W.C. Deep airing cupboard and a chrome towel radiator.





OUTSIDE - FRONT

To the front of the property is an open plan lawned garden with a pathway leading to the front door.

OUTSIDE - REAR

To the rear is a fully enclosed and sunny garden with artificial grass being fitted for ease of maintenance, a large patio area, with a well-stocked shrub border, for those who enjoy al fresco dining during those balmy summer months, whilst the detached GARAGE can be accessed from the rear... just off Langdale Grove.





hh **Hammond**
Property Services

FOR SALE

01949 87 86 85
www.hammondpropertyservices.com





Steve Pritchett

Please contact us for a FREE discussion on our services

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