



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



**15 KESTREL DRIVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QD**

£440,000

15 KESTREL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8QD

Location is one of the key features to any house sale. This particular property is situated on a short cul-de-sac, just off Kestrel Drive on The Bird Estate; one of Bingham's most popular developments and comes with the added advantage of a very pleasant corner plot, upgraded kitchen, bathroom and en-suite, presented in a 'walk in, put your furniture down and do nothing' finish. The property is priced to ensure a speedy sale to enable an onward purchase.

To the rear is a westerly facing and relatively private rear garden with the added bonus of a recently completed new area of decking that leads from both the kitchen and the lounge... an added bonus for those who enjoy al fresco dining during those balmy summer evenings. Both the dining room and family room snug are fitted with electric and motorised blinds which can be controlled by an App or for timed opening and closing.

The property is less than five minutes' drive or a 15 minute walk from Bingham Market Place and, with a bus stop only 300 yards away, there is very easy access to the facilities of this very popular Market Town, where you can enjoy 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.

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.

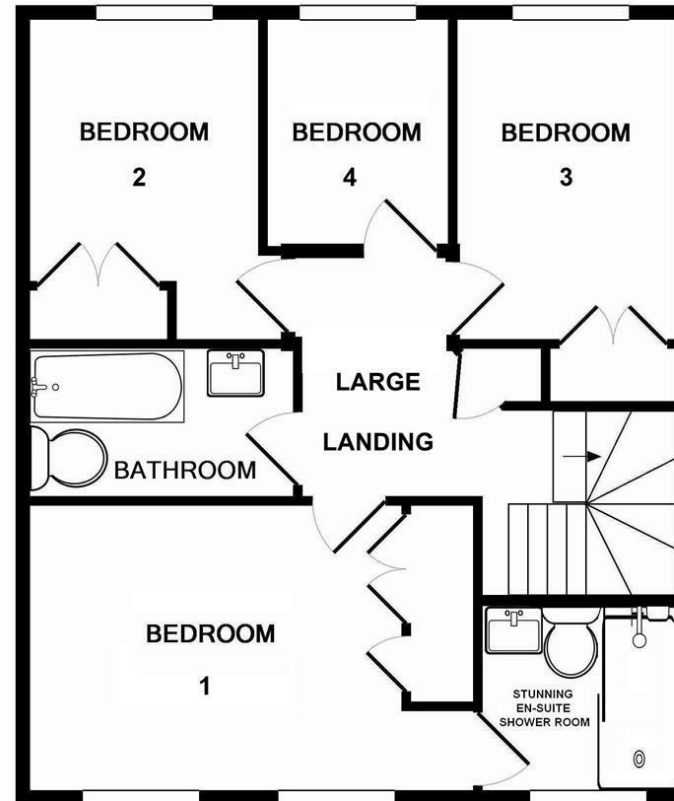
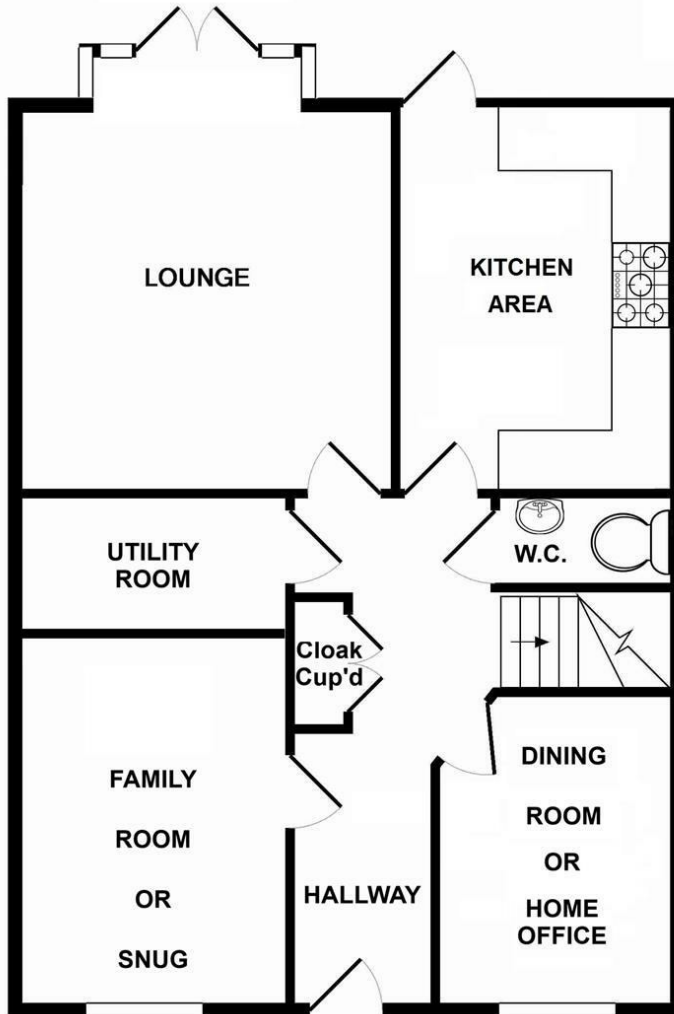
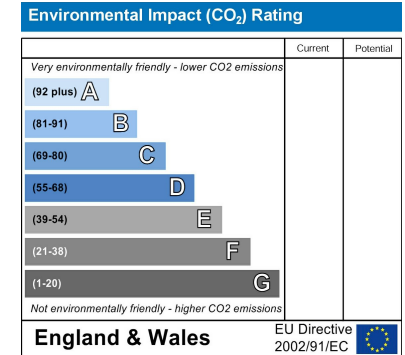
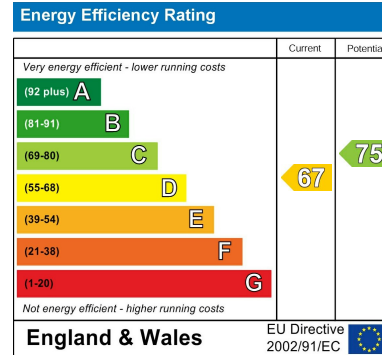


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Foose Way View Care Home on the right and Belvoir Vale Grove. Turn next right into Swallow Drive and right again into Kestrel Drive and Number 15 will then be found on the left hand side – clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8QD

Council Tax Band

E



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@hammondpropertyervices.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.hammondpropertyervices.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

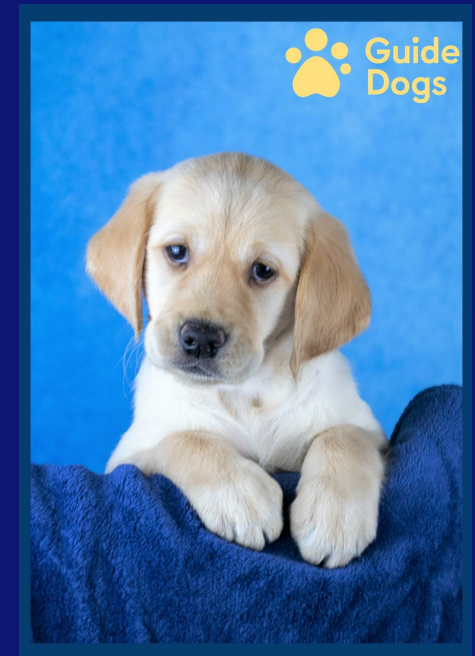
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





A double glazed entrance door with four inset double glazed panels leads into the spacious

RECEPTION HALL

with stairs to the first floor. Storage & cloak cupboard. Oak flooring.

LOUNGE

16'3 x 12'8 (4.95m x 3.86m)

with double glazed double doors opening onto the new decking area of the rear garden. Central heating radiator. Feature Minster style fireplace. Oak flooring.





KITCHEN AREA

13'6 x 9'6 (4.11m x 2.90m)

The heart of the home is this well-appointed kitchen, blending modern aesthetics with functional design. Whether you're hosting or cooking for the family, you'll appreciate the built-in double oven, gas hob, and integrated wine rack. The space is thoughtfully designed with ample room for a dishwasher and fridge-freezer, all set against stylish tiled floors. A large uPVC double-glazed window overlooks the rear garden, with a matching door that makes al fresco dining effortless.



CLOAKROOM

with two piece suite comprising low flush W.C. and wash hand basin. Double glazed window. Tiled splash backs. Central heating radiator. Tiled flooring.





FAMILY ROOM / SNUG

12'0 x 8'4 (3.66m x 2.54m)

created from the conversion of part of the original garage, a useful addition with double glazed windows to the front elevation and a central heating radiator. Fitted with electric and motorised blinds which can be controlled by an App or for timed opening and closing.

UTILITY ROOM

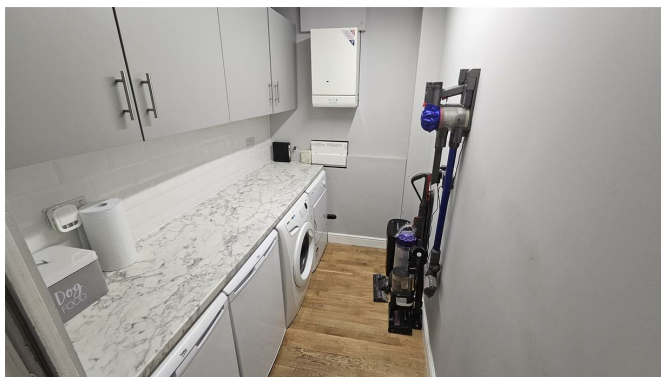
8'3 x 5'0 (2.51m x 1.52m)

created from the conversion of part of the original garage, perfect for the growing family with wall mounted units and marble effect roll top work surface, space and plumbing for under counter appliances including washing machine, dryer, fridge and freezer, wall mounted gas central heating Ideal boiler and wooden flooring.

DINING ROOM / HOME OFFICE

11'2 x 8'8 (3.40m x 2.64m)

with double glazed windows to the front elevation and a central heating radiator. Oak flooring. Ingeniously created under-stairs dog bed space. Fitted with electric and motorised blinds which can be controlled by an App or for timed opening and closing.





LANDING

with a double glazed window to the side and access to the loft.

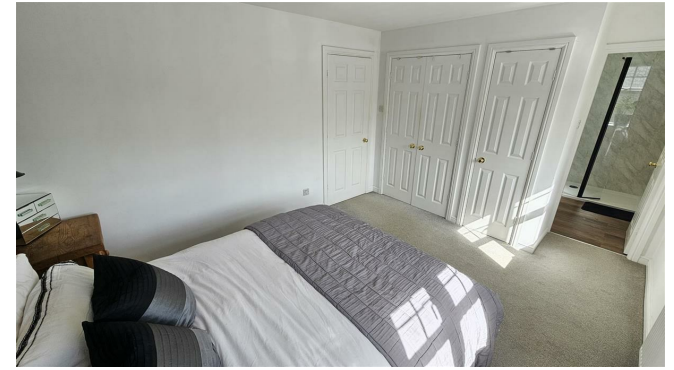
BEDROOM 1

12'8 x 10'3 (3.86m x 3.12m)

Double glazed window and central heating radiator. Double and single wardrobes.

BEAUTIFUL EN-SUITE SHOWER ROOM

with large walk in double shower with fixed and swivel screen, both rainwater and handset fittings, contemporary wash basin with stylish feature block mixer tap and drawers under, a soft closing low flush W.C. with concealed cistern, Wall mounted and backlit vanity mirror with a shoaver point to the side. Chrome towel radiator. Wood effect tiled flooring and a double glazed window. A beautiful room....



BINGHAM'S COMMUNITY ESTATE AGENT

01949 87 86 85



BEDROOM 2

11'0 x 7'9 (3.35m x 2.36m)
Double glazed window and central heating radiator. Built in wardrobe.

BEDROOM 3

11'0 x 7'9 (3.35m x 2.36m)
Double glazed window and central heating radiator. Built in wardrobes.





BEDROOM 4

8'0 x 6'3 (2.44m x 1.91m)

Double glazed window and central heating radiator.

BATHROOM

with suite comprising panelled bath (h & c mixer with handset shower head) with shower over and screen, feature wash basin with twin cupboards under and a low flush W.C. Double glazed window. Contemporary central heating radiator. Complementary tiling to the walls and floor.

OUTSIDE - FRONT

To the fore of the property is an open plan double width driveway providing off street parking for two vehicles. Mature shrub hedging, an area of lawn and feature tree provide the colour and texture.





OUTSIDE - REAR

To the rear is a further landscaped, fully enclosed and lawned garden with a 'sun trap' area of decking that has been completely upgraded and leads from the lounge and kitchen areas – and, due to the westerly facing aspect, this is perfect for those who enjoy al fresco dining in the sunshine during those balmy summer months.





h **Hammond**
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

