

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**42 DAKOTA ROAD, NEWTON, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8ZY**

**£2,300 PCM**

# 42 DAKOTA ROAD, NEWTON, NOTTINGHAMSHIRE NG13 8ZY

**\*\* DETACHED FAMILY HOME \*\* 5 DOUBLE BEDROOMS \*\* 3 BATH/SHOWER ROOMS \*\* GROUND FLOOR CLOAKS & UTILITY \*\* OPEN PLAN DINING KITCHEN \*\* PLEASANT CORNER PLOT \*\* GENEROUS DRIVEWAY & DOUBLE GARAGE WHICH HAS BEEN CONVERTED INTO A GAMES ROOM \*\* ENCLOSED REAR GARDEN \*\***

We have pleasure in offering for rent this modern detached family home, offering versatile accommodation spanning three floors with up to 5 bedrooms and 3 bath/shower rooms.

The property benefits from UPVC double glazing and gas central heating and occupies a pleasant corner plot. To the rear of the property is a pleasant enclosed garden.

Comprises entrance hall with cloakroom off, open plan living/dining kitchen with French doors leading into the garden, utility room and separate sitting room.

To the first floor there are three double bedrooms, one with ensuite plus separate family bathroom and to the second floor there are two further bedrooms and shower room all leading off a landing area which could provide a useful study space.

**\*\*PET CONSIDERED ON AN INDIVIDUAL BASIS\*\* \*\* NON-SMOKERS ONLY\*\***

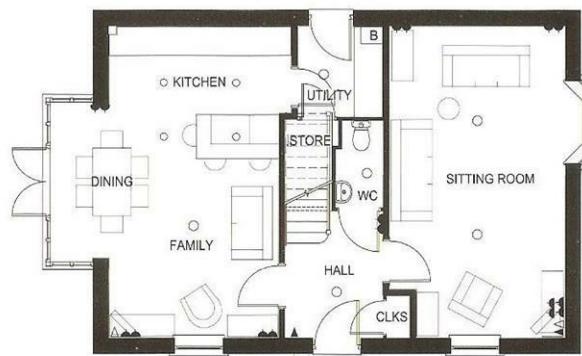
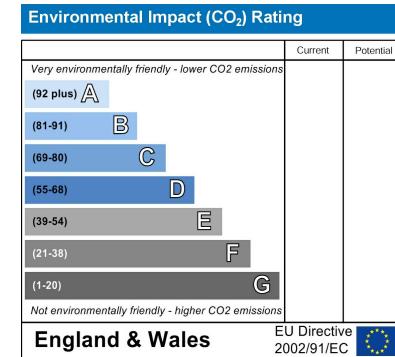
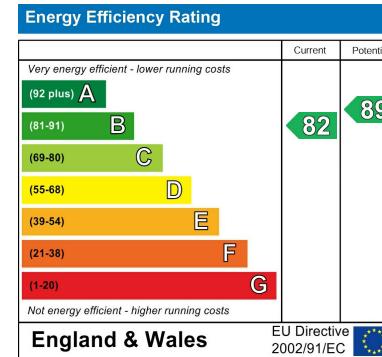
**TENANT FEES:** Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.



## DIRECTIONAL NOTE

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

Council Tax Band **F**



Ground Floor

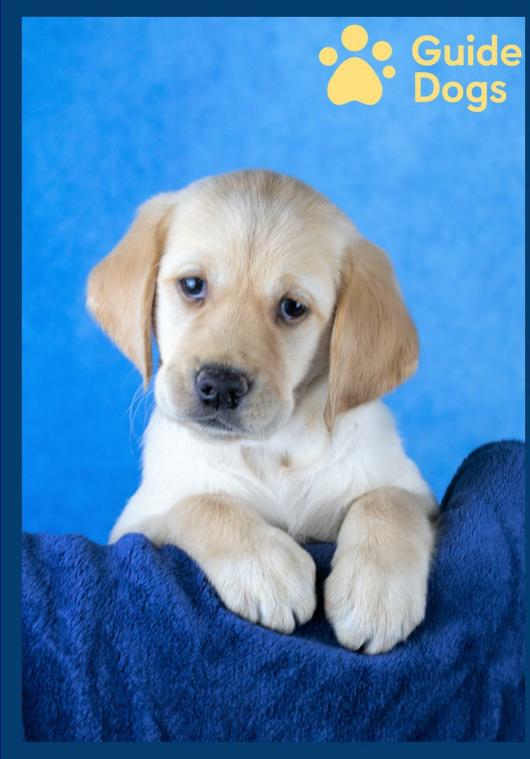


First Floor



Second Floor

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.

See all our properties at  
**onTheMarket.com**



Find us on Facebook

Hammond Property  
Services Bingham



Follow us on Twitter

@HammondProperty

## 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 £4,140 in 2023 for this extremely important Charity.

**childline**

ONLINE, ON THE PHONE, ANYTIME  
childline.org.uk | 0800 1111



**B.H.T.A.**  
BINGHAM HERITAGE  
TRAILS ASSOCIATION



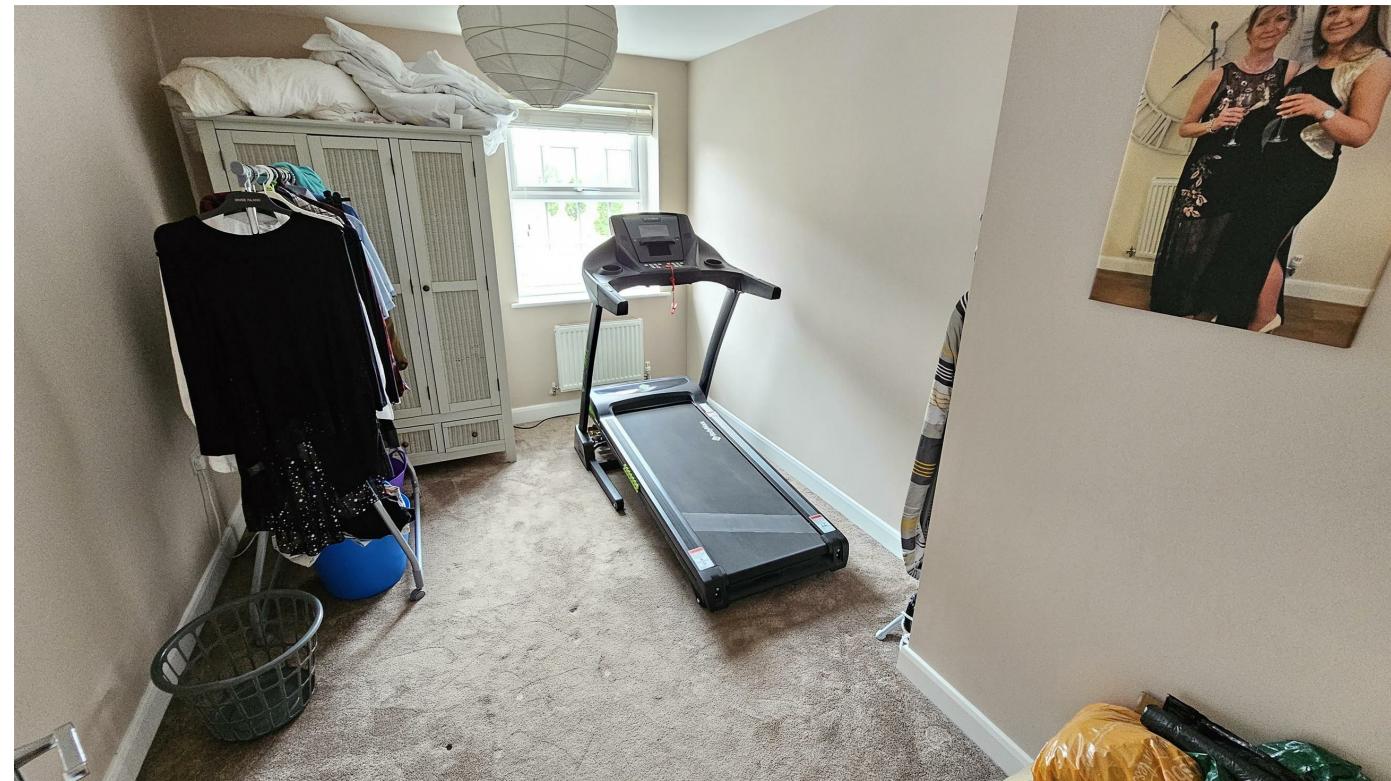
**football in the  
community**

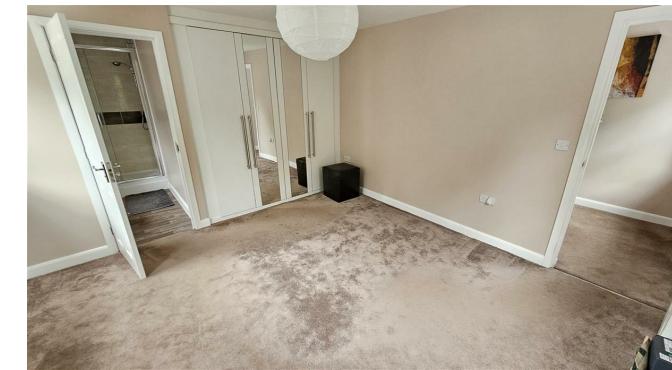






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To arrange a viewing of this property, please contact our office on

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

01949 87 86 85

Mortgages for:  
First Time Buyers  
Home Movers  
Re-mortgages  
Buy to Lets - inc HMOs

Protection for:  
Life  
Critical Illness  
Income Protection

AKERS PRITCHETT  
akerspritchett.com

MORTGAGE &  
PROTECTION ADVISORS

## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED or INTRODUCTION 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.

For more information, please call **Sharon** on **01949 87 86 90**



Two side-by-side signs for Hammond Property Services. The left sign is red and yellow with the word 'SOLD' in large letters. The right sign is blue and yellow with the words 'FOR SALE' in large letters. Between the two signs is a central text area with arrows pointing from each sign towards the text.

Want one of these???

Then get one  
of these!!!

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

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!