

FOR SALE

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www.hammondpropertyservices.com

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**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

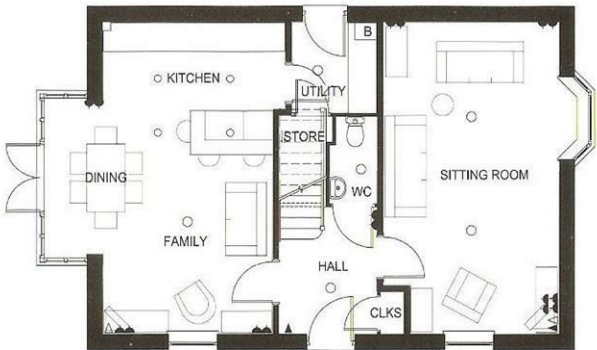
For Sat Nav use Post Code: NG13 8ZY

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

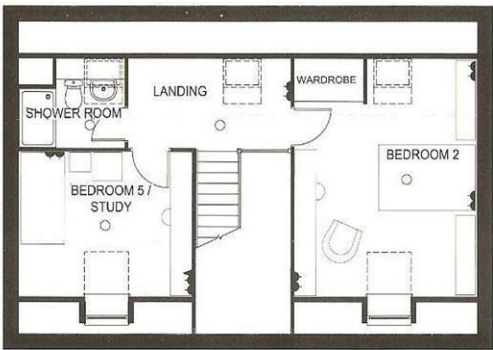
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

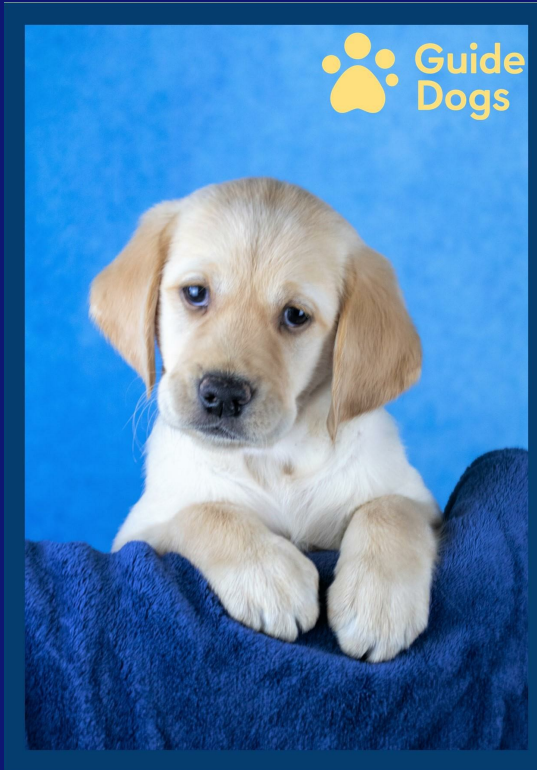


First Floor



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




Find us on Facebook

Hammond Property
Services Bingham



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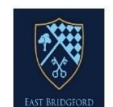
@HammondProperty



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.

BINGHAM'S COMMUNITY ESTATE AGENT

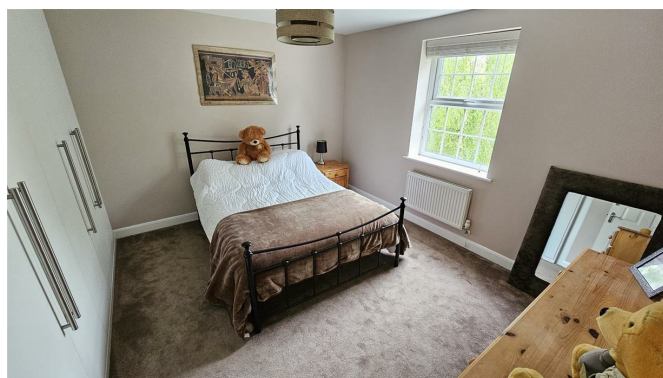
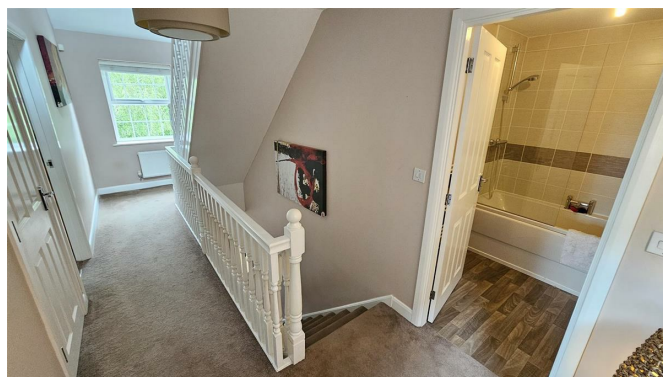
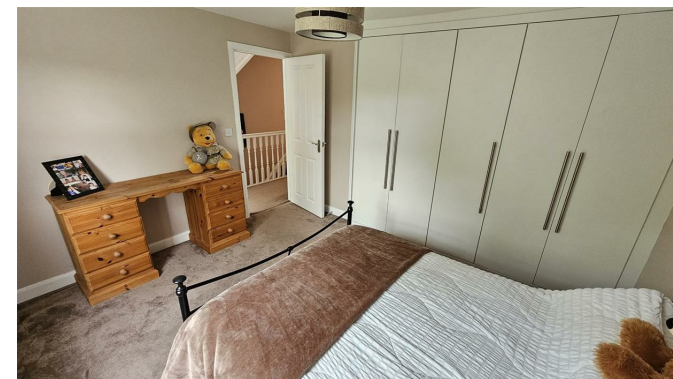
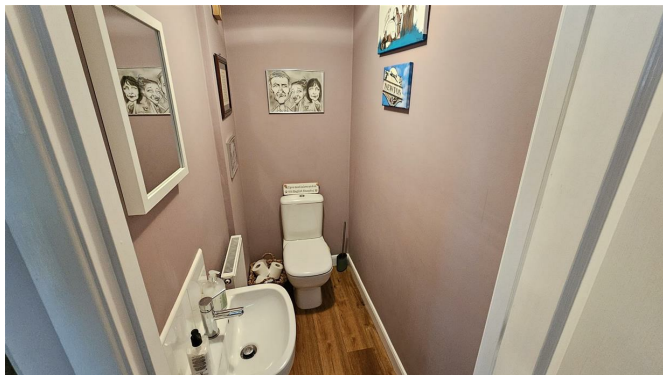
We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in

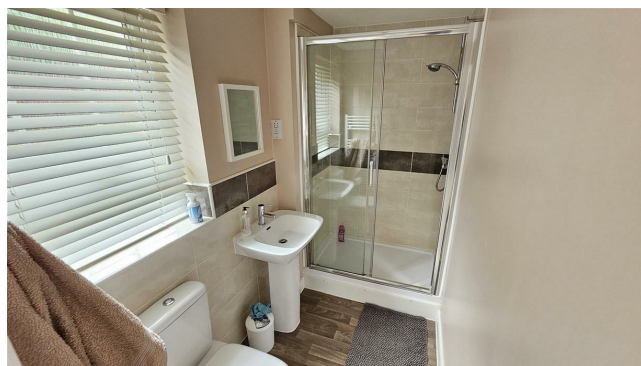


For more details, email sponsorship@hammondpropertyservices.com



















To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email 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



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Home Movers
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Critical Illness
Income Protection

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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**





SOLD

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← Want one of these???

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→



FOR SALE

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Impressed by the quality of this brochure?

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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!