

**FOR SALE**

**01949 87 86 85**

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

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Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**8 TRENCHARD CLOSE, NEWTON, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8HF**

**OFFERS IN EXCESS OF £190,000**



## 8 TRENCHARD CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8HF

A 2 bedroomed property with a useful storage porch, a spacious lounge, a fitted dining kitchen and a bonus lean-to sitting area overlooking the professionally landscaped garden, two double bedrooms and a bathroom with shower over the bath.

Due to the fabulous position, the buyers will enjoy a wonderful and open aspect to the rear overlooking adjacent greenery and play area (accessed through a gate in the rear boundary) and a landscaped rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings.

Newton is a small village just a couple of miles from Bingham where there are a range of shopping and educational facilities. This fine home is also just a short distance from the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway.

For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

Only a couple of miles away, is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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.

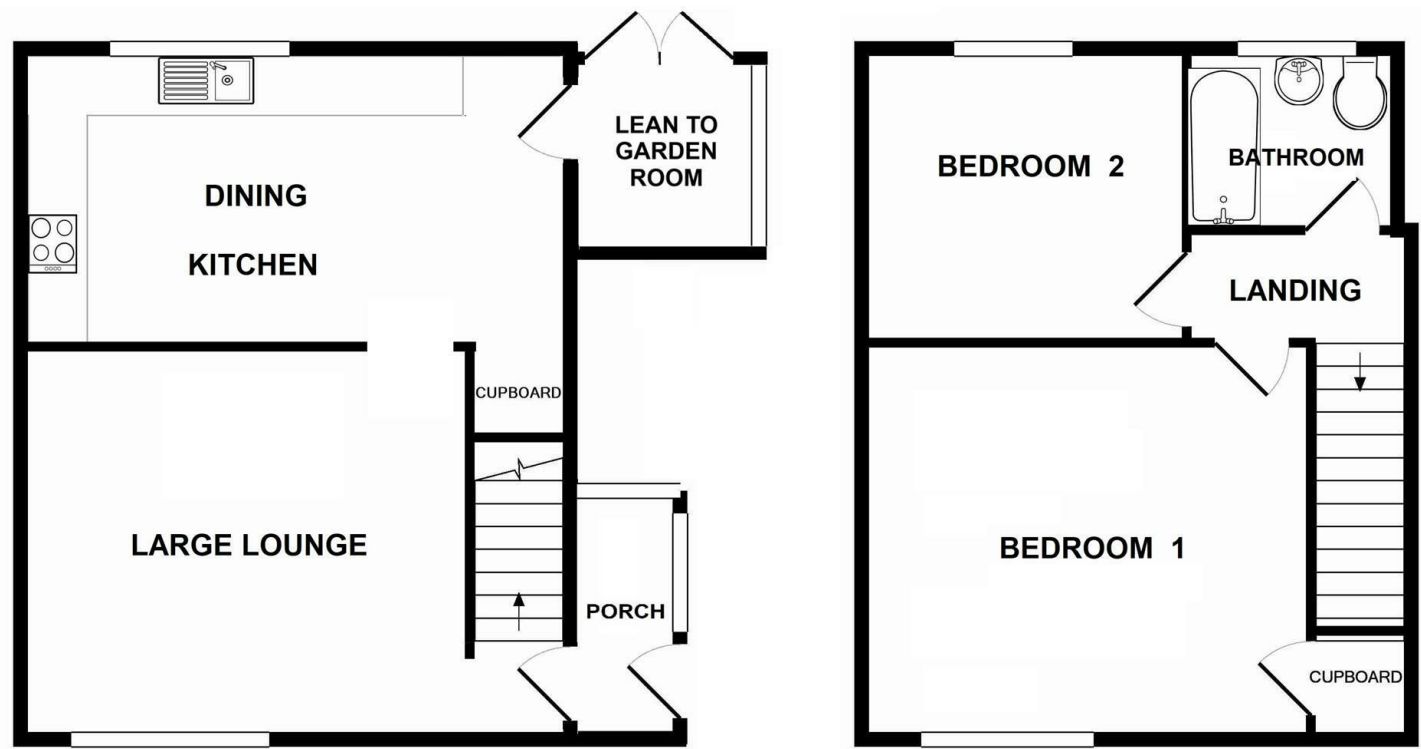
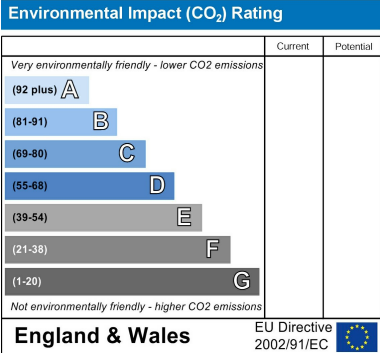
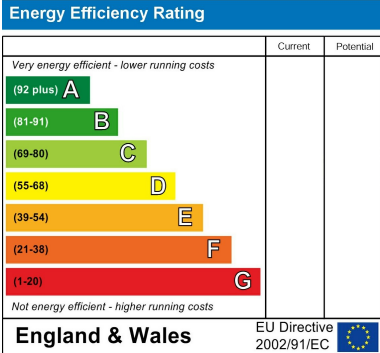


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue and then second left into Friar Walk. Bear right into Trenchard Close and follow the road around to the right where this one will be on your right hand side; clearly denoted by our Hammond Property Services For Sale board.

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

Council Tax Band

A



FOR ILLUSTRATIONS PURPOSES ONLY - NOT TO SCALE

N.B. - There is a Communal Service Charge for this Development which is due for payment on 1st April annually. The service charge covers the communal maintenance of the Estate, which includes the grass cutting, shrub and tree maintenance, and the surface drains maintenance. The charge has been retained at the same level as the previous year.

The amount due for the year amounts to £312.00 and may be paid either in full by 30th April, or by monthly standing order at the rate of £26.00 for 12 months, starting on 15 April 2025.



## 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**



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Services Bingham



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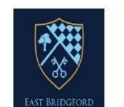
Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

## 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

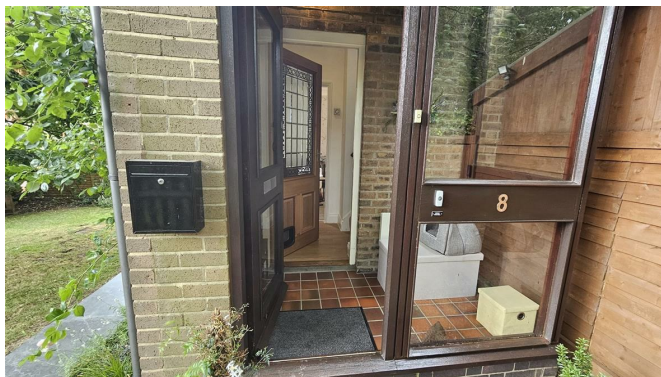
**childline**

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



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)





An entrance door into the

**USEFUL SIDE PORCH & STORAGE AREA**  
with a tiled floor and further door into the

**HALLWAY**

with stairs to the first floor and a door into the

**LOUNGE**

13'3 x 12'0 (4.04m x 3.66m)

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







### **DINING KITCHEN**

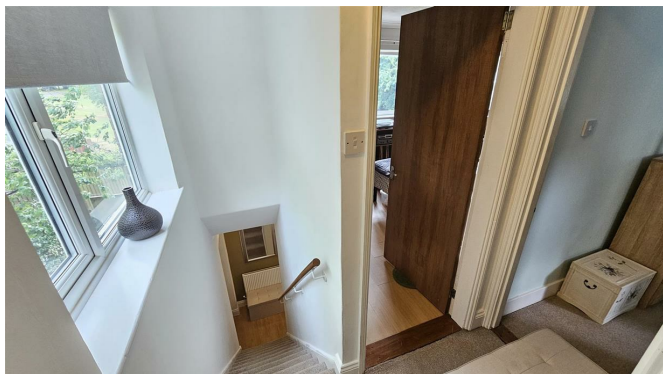
15'6 x 9'3 (4.72m x 2.82m)  
with "L" work surfaces with drawers and cupboards under. Wall mounted gas fired boiler. Plumbing for a washing machine and a dishwasher and space for a tall standing fridge/freezer. Double glazed window overlooking the very private front garden. Single drainer sink unit with mixer tap. Double glazed upvc door into the

### **LEAN-TO GARDEN ROOM**

with double doors to the landscaped front garden.





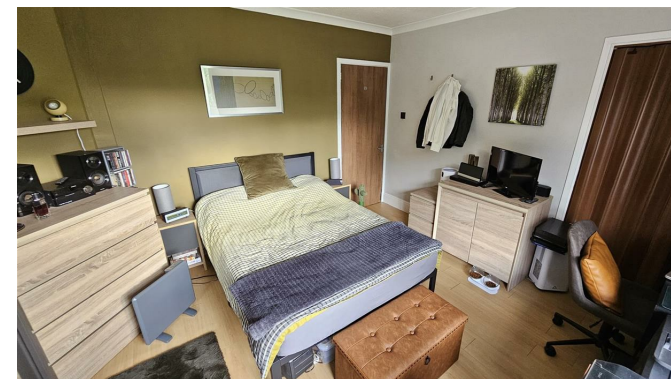


### **LANDING**

with a double glazed window to the side elevation.

### **BEDROOM 1**

16'0 x 13'0 (4.88m x 3.96m)  
with a double glazed window enjoying fabulous views to the rear and a central heating radiator. Over-stairs cupboard / wardrobe.







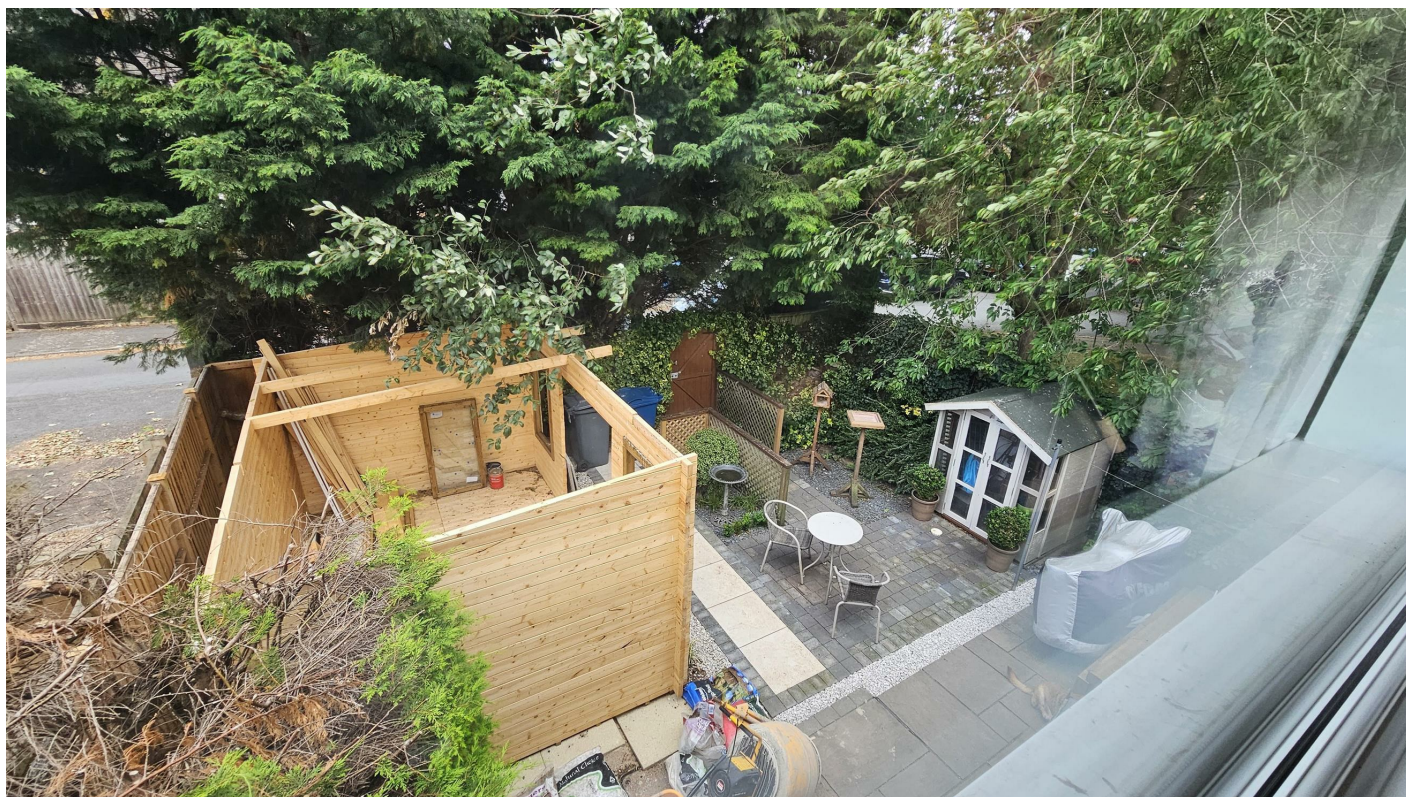
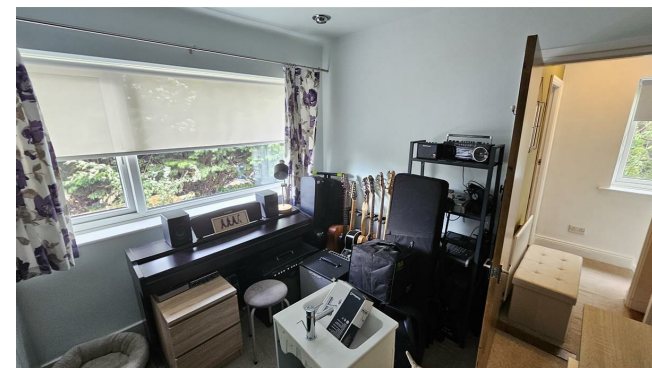
### **BATHROOM**

with suite comprising 'P' shaped panelled bath with shower over with complementary tiling, a pivot screen, pedestal wash basin and low flush W.C. with an obscure double glazed window.

### **BEDROOM 2**

10'2 x 9'3 (3.10m x 2.82m)

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





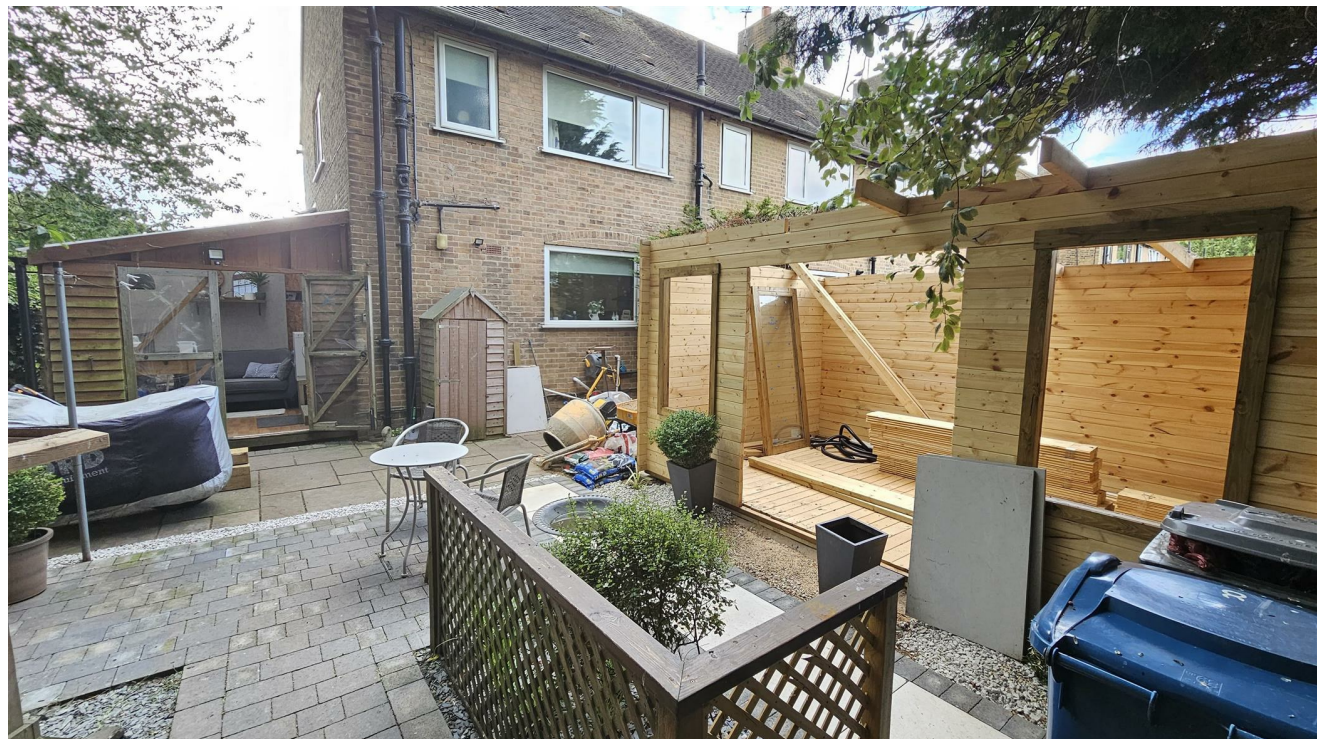
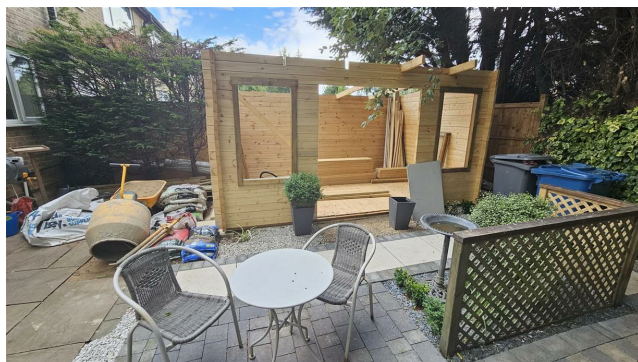


### **OUTSIDE - FRONT**

To the fore of the property is a fully enclosed garden with gated access to the pathway and mature shrubs and planting areas. The current owners are finishing a timber construction which will be perfect for a number of uses... what will be yours?

### **OUTSIDE - REAR**

Mature shrubs and plants provide the colour and texture to this interesting area... the perfect venue for the morning cup of coffee or the last drops of Merlot as the sun fades away in the distance. There is gated access to the open and grassed communal area at the rear - perfect for those with little ones to lose their energy or a wonderful haven for the family picnic... the rear garden is also the perfect venue for the afternoon cup of tea.







**hh** **Hammond**  
Property Services

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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

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## 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**





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of these!!!**

→



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and to discuss what we do  
and how we do it!