



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



**13 PRIORS CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8EP**

£310,000

If it is a stunning outlook you are looking for.... then look no further!!! With a very private rear garden overlooking the fields, fields and fields to the north of Bingham. A stunning view that changes with the seasons!

Centrally located around the busy market town centre you will find a wealth of amenities to include a modern health centre, library, post office, chemists, hairdressers, dentists, some beautiful craft and gift shops along with several supermarkets. For recreation there are many pubs / restaurants, coffee shops, leisure centre, clubs and societies together with a weekly market and monthly farmers market.

The cleverly extended accommodation now consists of the extra space within the kitchen, a rear porch, with a ground floor W.C., – a wonderful feature for all growing families – as is the position... towards the end of a cul-de-sac... perfect for those with children. The gas centrally heated and double glazed accommodation is ideal for those looking for a family house which is only a two (one!) minute walk of Carnarvon School – no excuse being late for the morning bell!

For those with young children there is a recreation ground close by on Cogley Lane and a walk into the shopping area within Bingham Market Place (via the well-designed 'short cuts') gives easy access to the regular bus service to Nottingham City Centre.

Within the Centre of the Town 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.

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!

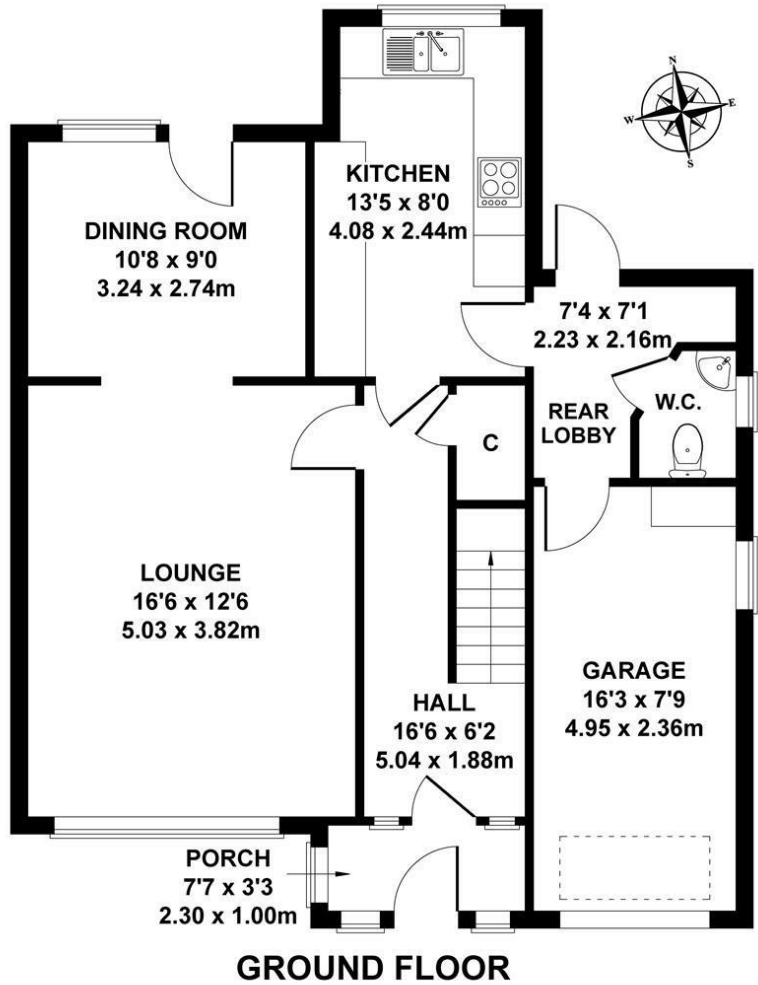
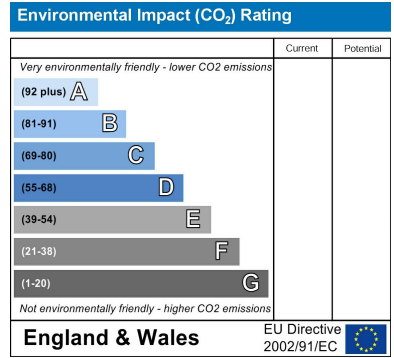
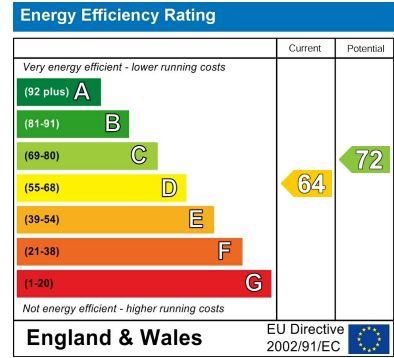
13 PRIORS CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8EP



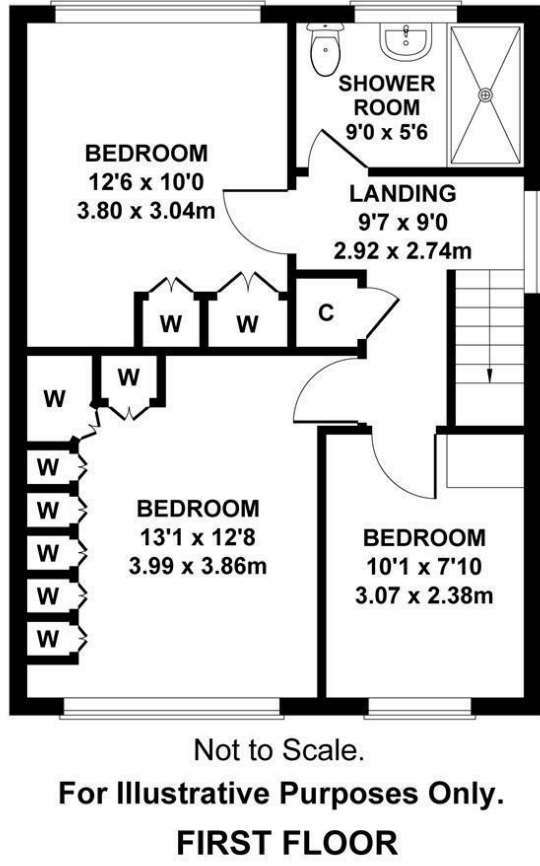
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right proceed straight ahead into Long Acre East. Follow the road round to the left and turn right into Abbey Road. Turn first left into Priors Close. Turn right at the bottom where the property will then be found immediately on the left hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8EP

Council Tax Band C



Approximate Gross Internal Area
1238 sq ft - 115 sq m



Not to Scale.
For Illustrative Purposes Only.

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 £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.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

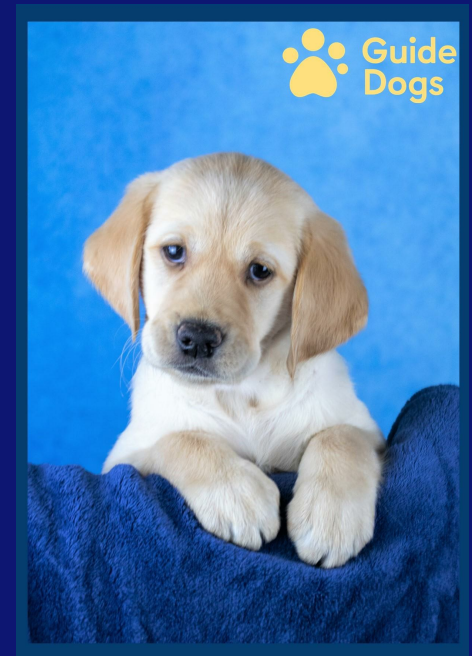
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Double glazed door into the entrance porch with side windows.

ENTRANCE HALL

with a central heating radiator, staircase with spindle bannister rails rising to the first floor landing. Doors to:

LOUNGE

16'6 x 12'6 (5.03m x 3.81m)

Double glazed window to the front aspect, feature fireplace, two central heating radiators.



DINING AREA

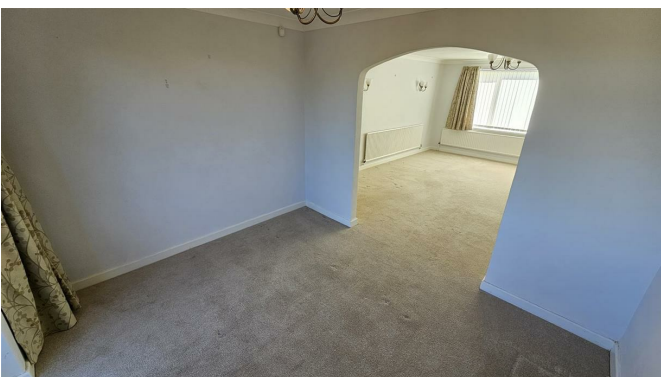
10'8 x 9'0 (3.25m x 2.74m)

with central heating radiator, a double glazed window and a door into the patio area of the very private rear garden.

KITCHEN

13'6 x 8'0 (4.11m x 2.44m)

with work surfaces to three sides with a range of drawers and cupboards under. Single drainer sink unit. Double glazed window overlooking the rear garden. Door to the rear porch. Plumbing for a washing machine. Built-in fridge and dishwasher. Four ring gas hob with extractor hood over and electric double oven. Wall mounted cupboard units. Central heating radiator. Wood effect flooring.





REAR PORCH

Double glazed door leading to the rear garden. Space and plumbing for a washing machine, power points and ceramic tiled flooring. Door into the GARAGE and also the

DOWNSTAIRS CLOAKROOM

fitted with a white suite comprising low level WC, corner wash basin and a double glazed window to the side. Central heating radiator.





FIRST FLOOR LANDING

Double glazed window to the side aspect, spindle banister rails.

BEDROOM 1

13'0 x 12'8 (3.96m x 3.86m)

Spacious master bedroom with a double glazed window to the front and the block paved driveway, a central heating radiator and fitted wardrobes.

SHOWER ROOM

9'0 x 5'6 (2.74m x 1.68m)

Sensibly refitted with a white suite comprising low level W.C., a walk-in shower and screen, pedestal wash basin, a double glazed window to the rear aspect, chrome towel radiator.



BINGHAM'S COMMUNITY ESTATE AGENT

01949 87 86 85



BEDROOM 2

12'6 x 10'0 (3.81m x 3.05m)

Double glazed window to the rear aspect with wonderful views across neighbouring fields, a central heating radiator and fitted wardrobes. Loft hatch providing access to the partially boarded loft space.

BEDROOM 3

10'0 x 8'0 (3.05m x 2.44m)

Double glazed window to the front aspect, central heating radiator.





OUTSIDE - FRONT

A mature, well stocked frontage with mature shrubs and a full width block paved driveway providing ample off street parking for all the family... and leading to a pretty entrance porch and front door. The garage has an electric up and over door, A side pathway gives access to the rear garden.





OUTSIDE - REAR

Privately enclosed by border and panel fencing to all sides, this family sized garden offers privacy with its enviable position overlooking fields, fields and more fields... with a view that changes throughout the season. Laid to lawn, with a wealth of mature plantings and shrubs sets within rockeries that have been created and nurtured over time. Three patio area from which to enjoy the morning coffee or tea, the lunchtime snack and the further sun-trap for al fresco dining during those balmy summer evenings... the perfect vantage point from which to enjoy the last drops of Merlot as the sun sets in the west. The two large garden sheds will be included within the sale.

Fabulous and open view across adjoining farmland to the north of Bingham and the village of Car Colston in the distance.





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

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET 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.

Please call **Denise Campbell** on **01949 87 86 90**

h Hammond
Property Services

LET BY

01949 87 86 90
www.hammondpropertyservices.com

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

h Hammond
Property Services

SOLD
SUBJECT TO CONTRACT
01949 87 86 85
www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!!

h Hammond
Property Services

FOR SALE
01949 87 86 85
www.hammondpropertyservices.com

© 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!