



Hammond
Property Services

FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

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**20 JUNIPER GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8UA**

£285,000

20 JUNIPER GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8UA

This attractive and detached, three bedroom bungalow sits within a much requested and a very peaceful cul-de-sac of mainly similar properties... a haven of tranquility.

The property is less than a five minutes' drive from Bingham's thriving Market Place which offers a wide range of shops, public houses, healthcare, library, beauticians, vets etc. However, a very regular bus service runs close by for which the Bus Stop is only 250 yards (250 metres from the front door) The village has many clubs and societies - something for everyone! There are also lots of events organised, in and around the village, throughout the year.

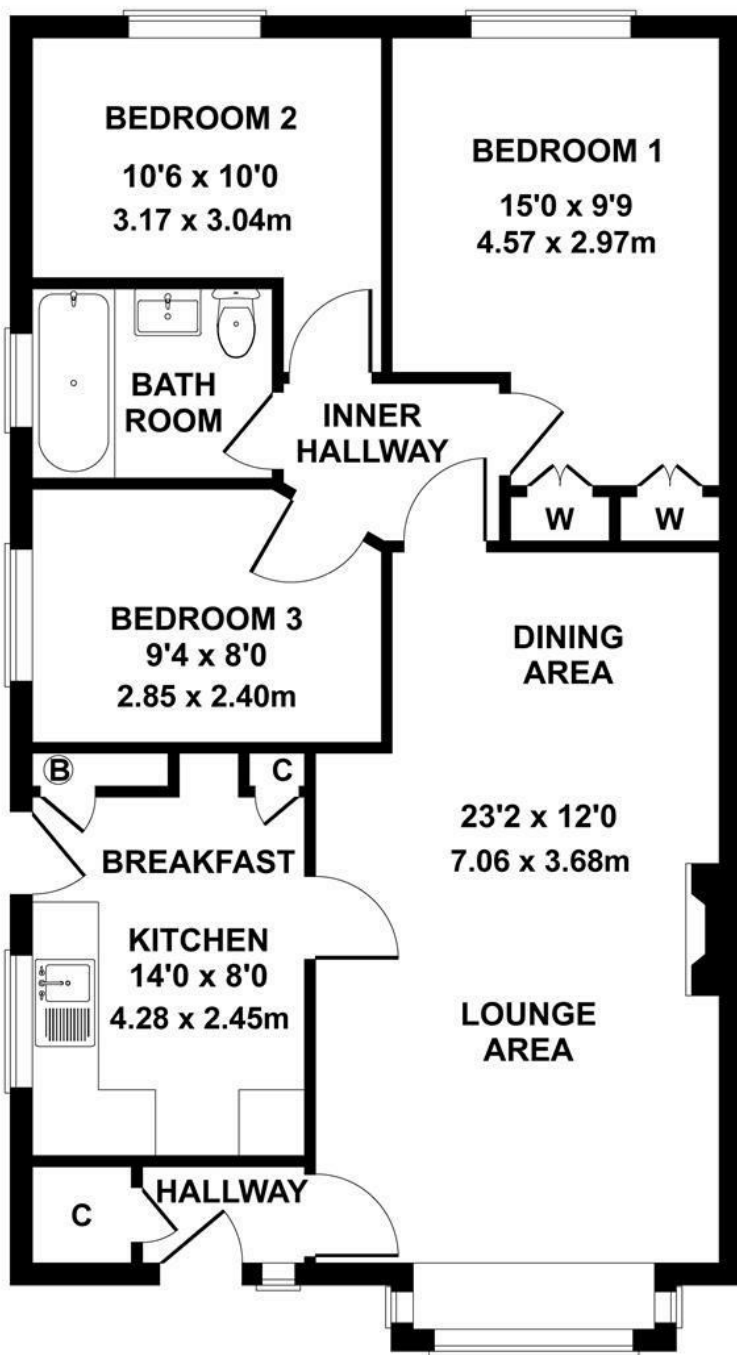
The bungalow accommodation comprises an entrance hallway with cloaks cupboard, a large dining lounge, a breakfast kitchen and an inner hallway that provides access to the 3 bedrooms and the bathroom. The rear gardens are a delight for those who are looking for privacy and easy maintenance.

Perfect for those local folk who are looking downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them! As many buyers are aware, bungalows in Bingham are at a real premium, so we anticipate a high degree of interest in this property. We would strongly recommend an early viewing of this property in order to avoid disappointment.

Regular buses run into Bingham and Nottingham City Centre and the village further benefits from a Railway Station with trains running into Nottingham, Grantham and London. 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.

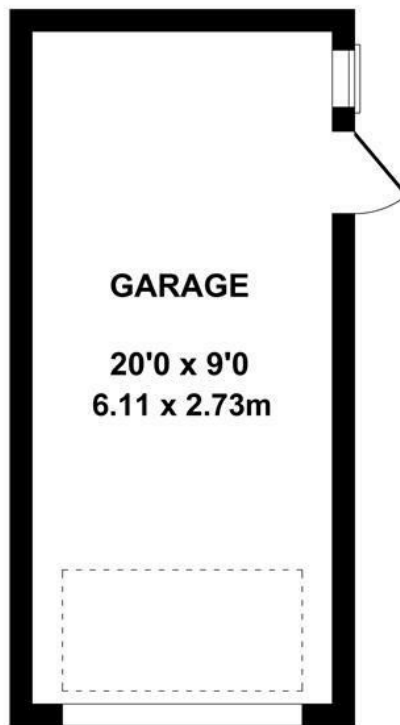
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.





**Approximate Gross
Internal Area**
936 sq ft - 87 sq m

Not to Scale.
**For Illustrative
Purposes Only.**



GARAGE

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	

Council Tax Band

D

DIRECTIONAL NOTE From our office the property may be approached via Market Street. At the 'T' junction with Long Acre turn left and follow the eventually taking a left hand turn onto Willow Road. Follow the road round and take the next right hand turn onto Juniper Gardens. Follow the road around to the left and the bungalow will be found on the right hand side and can be identified by our Hammond Property Services For Sale Board.

For Sat Nav use Post Code: NG13 8UA

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

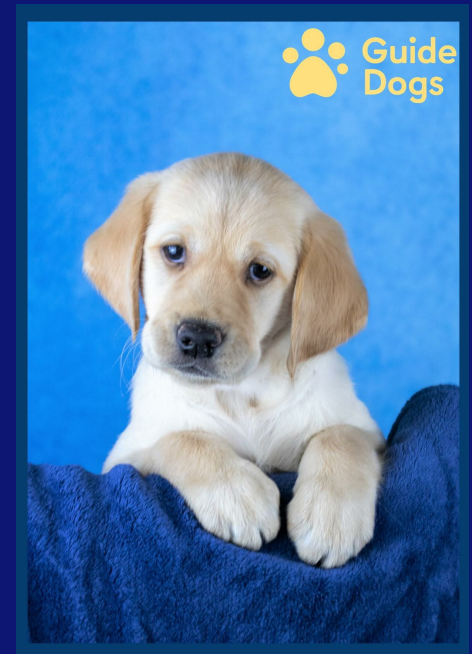
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





UPVC part double glazed entrance door and Upvc window to one side.

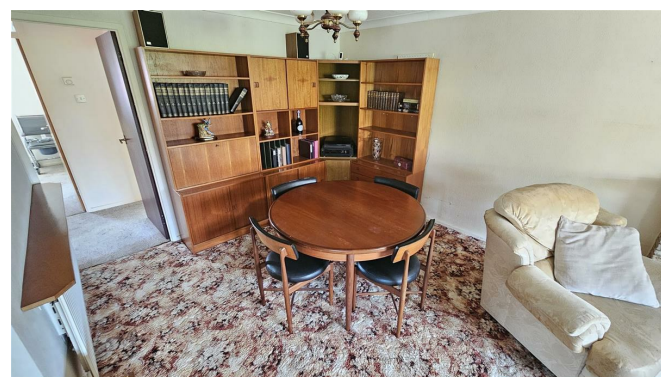
RECEPTION HALL

Cloakroom cupboard with hanging rail and shelf. Door giving access to the Dining Lounge.

DINING LOUNGE

23'2 x 12'0 (7.06m x 3.66m)

UPVC double glazed square bay window to the front elevation. Two central heating radiators. Feature fireplace. A multiglazed door into the





BREAKFAST KITCHEN

14'0 x 8'0 (4.27m x 2.44m)

A range of fitted floor and wall cupboards with work surfaces over. Single drainer sink with mixer tap over. Space for a gas or electric cooker, washing machine and upright fridge/freezer. Built in cupboard/airing cupboard housing the gas fired boiler. Built in pantry style cupboard. Upvc double glazed window to the side elevation and UPVC part double glazed door giving access to the side driveway.





INNER HALL

with doors to the bedrooms and bathroom.

BEDROOM 1

15'0 x 9'9 (4.57m x 2.97m)

UPVC double glazed window to the rear elevation. Built-in double wardrobes and fitted drawers and cupboards. Central heating radiator.

BATHROOM

Panelled bath with electric Triton T80si shower over and shower curtain. Pedestal wash hand basin and low flush wc. UPVC double glazed window to the side elevation. Complementary tiling. Mirror with pull cord light over. Heated towel rail.





BEDROOM 2

10'6 x 10'0 (3.20m x 3.05m)

UPVC double glazed window overlooking the rear garden.

BEDROOM 3

9'4 x 8'0 (2.84m x 2.44m)

UPVC double glazed window to the side elevation. Central heating radiator.

OUTSIDE - FRONT

To the front of the property is an attractive, low maintenance and lawned garden behind a laurel hedge. There is a light beside the front door and a sensor light to the side of the property. Outside water tap. To the side of the property there is a block paved driveway which runs the length of the bungalow and leads to the detached garage which has an up and over door and a rear courtesy door leading into the garden.



BINGHAM'S COMMUNITY ESTATE AGENT

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OUTSIDE - REAR

To the rear is another low maintenance garden with gravel beds, small rockeries and mature planting. A large area of patio for al fresco dining and a main lawn with the gardens being enclosed with fencing and hedging.



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Steve Pritchett

Please contact us for a FREE discussion on our services

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We have several options, including

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A comprehensive colour brochure will be available for prospective tenants.

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





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→



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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!