



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

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**6 MILBURN GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SP**

£317,000

6 MILBURN GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SP

A FAMILY HOME OF QUALITY... 'YOU CAN WALK INTO, PUT YOUR FURNITURE DOWN AND DO NOTHING!'. Extended to the ground floor and completely upgraded throughout with style, expense and quality at every turn.

Sensibly priced homes always sell! So don't miss this first class gas centrally heated and double glazed detached family home which will appeal not only to young professionals but also families with young children due to the general feeling of space throughout with the additional family room / snug or home office following the conversion of the original garage. The rest of the ground floor accommodation consists an entrance porch, large lounge with an archway into the open plan dining kitchen; with feature bi-fold doors leading on to the decking area of the sunny garden. The kitchen is a chef's delight being fully fitted with ample preparation areas and integral units.

To the first floor are the three bedrooms and the family bathroom to which there is a rainwater shower over the bath.

For this price range, the larger than average garden to the rear is a wonderful feature . The landscaped and fully enclosed area is perfect for those who enjoy al fresco dining during those balmy summer evenings with family and friends. A decking area leads from the bi-fold doors of the open plan dining kitchen, with a further patio area at the head of the garden, separated by a lawned area with planted side borders.

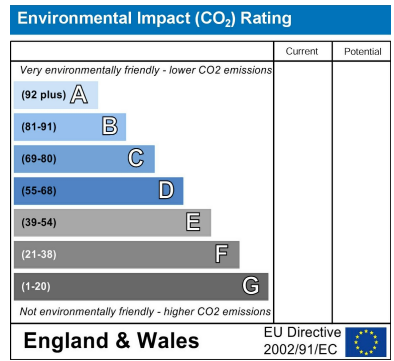
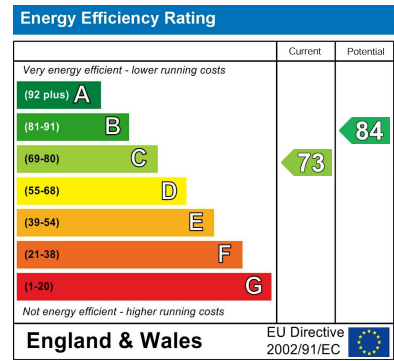
The property is being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Garden Road and Thoresby Road on the right. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road, passing Langdale and Grizedale Grove on the left, take the next left into Milburn Grove where the property will then be found on the right hand side and is clearly denoted by the HAMMOND Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8SP

Council Tax Band C



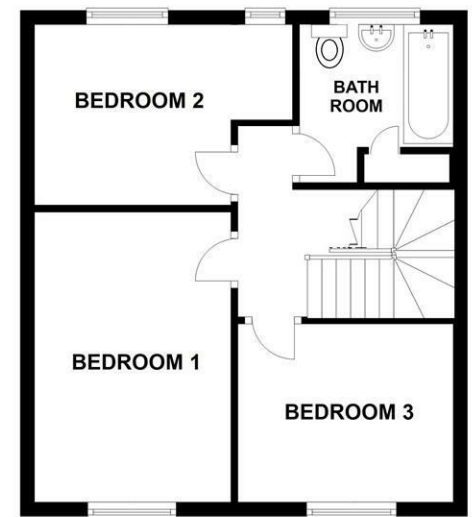
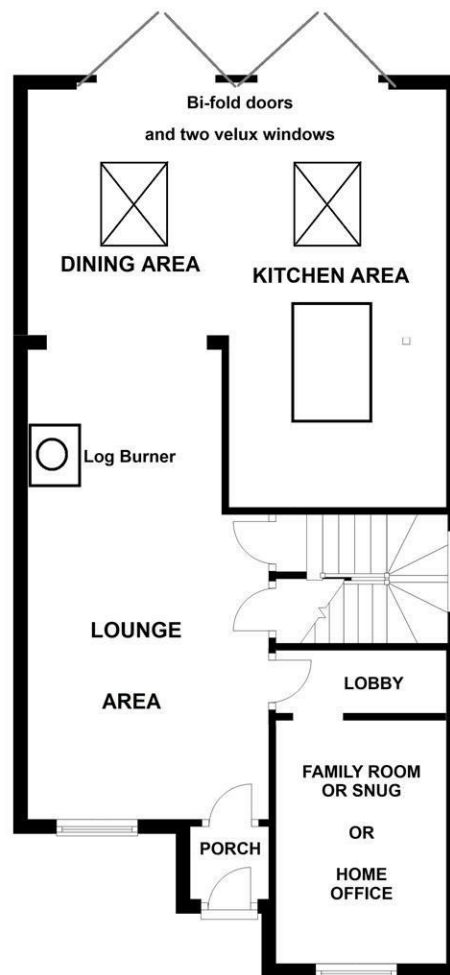
Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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 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. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

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!

So, if you are seeking an easily maintained home which provides tastefully appointed accommodation, in ready to move into condition, have no delay in viewing 6 Milburn Grove.



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@hammondpropertyervices.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.hammondpropertyervices.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

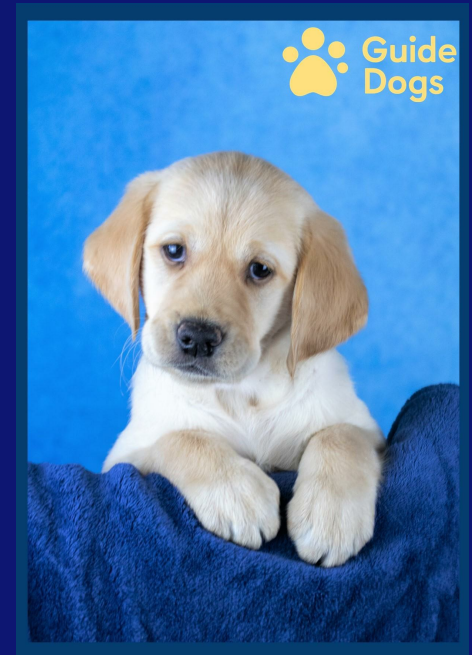
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Wood effect front door into the

PORCH

with a double glazed window to the side, Amtico flooring and a door into the

LOUNGE AREA

21'6 x 11'0 (6.55m x 3.35m) with a central heating radiator and a double glazed window to the front. Amtico flooring and feature log-burner stove.



OPEN PLAN DINING KITCHEN

18'6 x 18'0 (5.64m x 5.49m)

This kitchen is the absolute heart of the home—modern, bright, and perfectly set up for hosting. Here is a more relaxed look at what makes it special:

The Setup Cabinetry & Prep: Plenty of sleek units topped with solid wood worktops. There's a feature island that's perfect for morning coffee or evening wine.

The "Butler" Touch: A classic Butler-style sink with traditional taps adds a bit of timeless character to the modern vibe.

The Tech: It's fully loaded with a built-in dishwasher, washing machine, and microwave oven. There is also dedicated space for a large Range cooker and a massive American-style fridge freezer.





Living & Comfort - Climate Control: Keep things cool with the wall-mounted air conditioning—a total lifesaver in the summer.

Style: Seamless Amtico flooring runs throughout, giving the whole space a high-end, cohesive feel. Entertainment: There's a dedicated TV point, so you can catch the news or a show while you cook.

Light & Air – Indoor / Outdoor Flow: The standout feature? Those Bi-folding doors. Open them up to turn the kitchen and rear garden into one big entertaining space.

Sky-High Views: Two Velux skylights flood the room with natural light, keeping things feeling airy and open all day long.



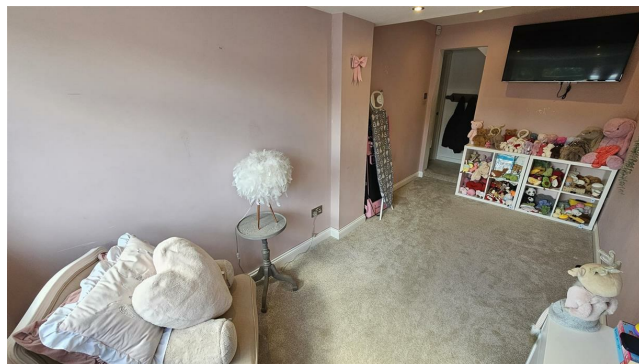


INNER LOBBY

FAMILY ROOM / SNUG / HOME OFFICE

19'0 x 7'8 (5.79m x 2.34m)

with a central heating radiator and a double glazed window overlooking the front. This room has been created from the conversion of the original garage.





LANDING AREA

with a central heating radiator and a double glazed window to the side. All of the bedroom doors are solid oak.

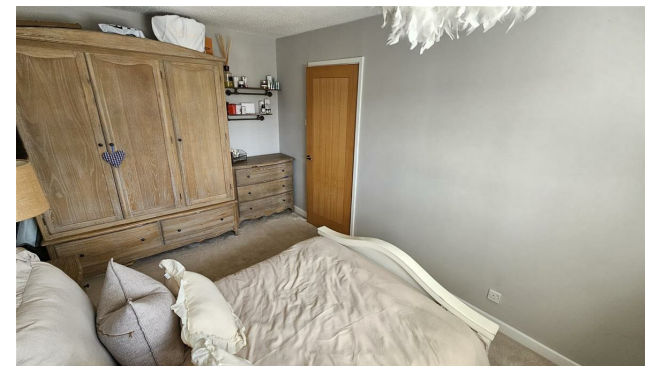
BEDROOM 1

13'0 x 9'0 (3.96m x 2.74m)

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

BATHROOM

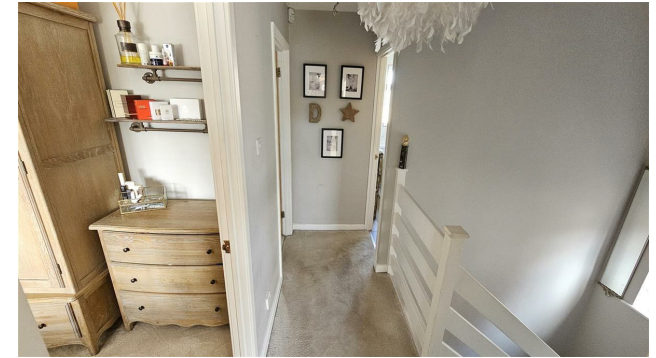
Fitted with a contemporary three piece suite comprising: W.C., wash basin and panel bath with traditional styled taps and rain shower, traditional styled heated towel rail, tiled flooring, uPVC double glazed window to the rear elevation and solid Oak door to good sized storage cupboard housing the gas central heating boiler.





BEDROOM 2

12'2 x 8'3 (3.71m x 2.51m)
with a central heating radiator and two double
glazed windows overlooking the rear.





BEDROOM 3

10'6 x 7'6 (3.20m x 2.29m)
with a central heating radiator and
a double glazed window
overlooking the front.

OUTSIDE - FRONT

To the fore is ample off-street
parking on the double width block
paved driveway.





OUTSIDE - REAR

The landscaped and fully enclosed rear garden is perfect for those who enjoy al fresco dining during those balmy summer evenings with family and friends. A decking area leads from the bi-fold doors of the open plan dining kitchen, with a further patio area at the head of the garden, separated by a lawned area with planted side borders. The garden shed will be included within the sale.

