



**Hammond**  
Property Services

**FOR SALE**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**101 CONEYGREY SPINNEY, FLINTHAM, NEWARK,  
NOTTINGHAMSHIRE NG23 5LP**

**£210,000**

## 101 CONEYGREY SPINNEY, FLINTHAM, NOTTINGHAMSHIRE NG23 5LP

A well presented and improved three bedroom semi-detached home located on the edge of this popular and sought after development. Enjoying a pleasant position with a larger than average rear garden, overlooking a play ground to the rear and open fields to the front, Number 101 is only twelve minutes away from the busy Market Town of Bingham with its fantastic range of shops and amenities.

Flintham is a thriving village with community shop and museum, there is a highly regarded primary school and the very welcoming Boot & Shoe public house. Located just off the much improved and now quieter A46, midway between the well-served market towns of Newark and Bingham. There is no excuse for being late for morning registration either for those who enjoy catchment of the extremely well regarded Flintham Primary School... as agreed by OFSTED with their most recent rating as GOOD!

Within the Centre of the Town is Bingham Market Place with its range of shops and Toothill Schools which is also extremely popular and highly regarded due to the 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. 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.

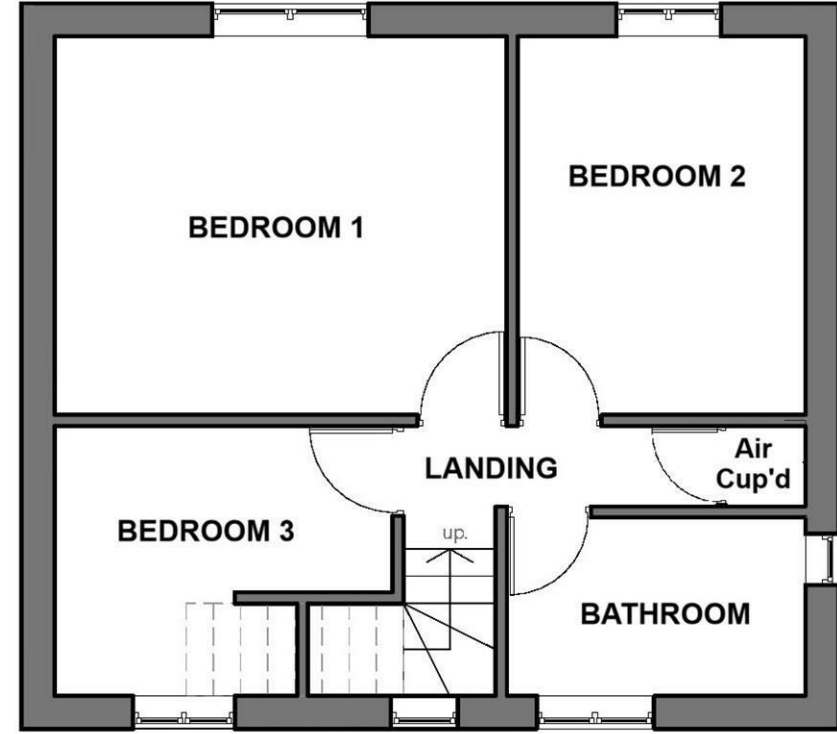
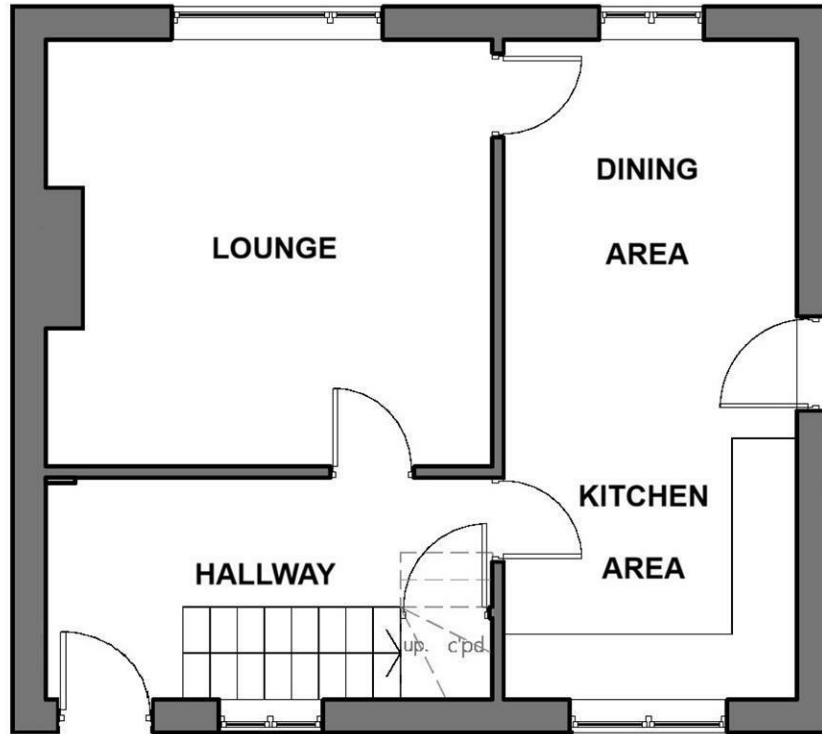
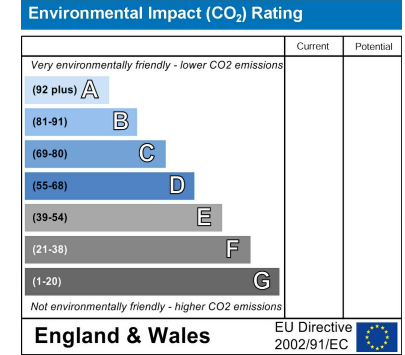
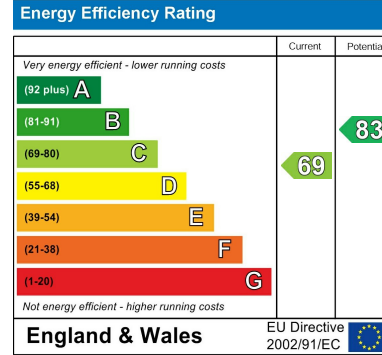


**DIRECTIONAL NOTE** Leaving Bingham Market Place via Newgate Street, travelling down Kirkhill and out to the MArgidunum roundabout, take the second exit as signposted The North (A1) and Newark (A46) and then, at the next roundabout, take the third exit onto the A46 towards Newark. Continue along here for several miles leaving the dual carriageway as signposted for Flintham and Syerston. At the 'T' Junction turn left and pass the entrance to RAF Syerston and the road becomes ConeyGrey Spinney. Continue along this road and this particular property will be found on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code:** NG23 5LP

**Council Tax Band**

**A**



# 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](mailto: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](http://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

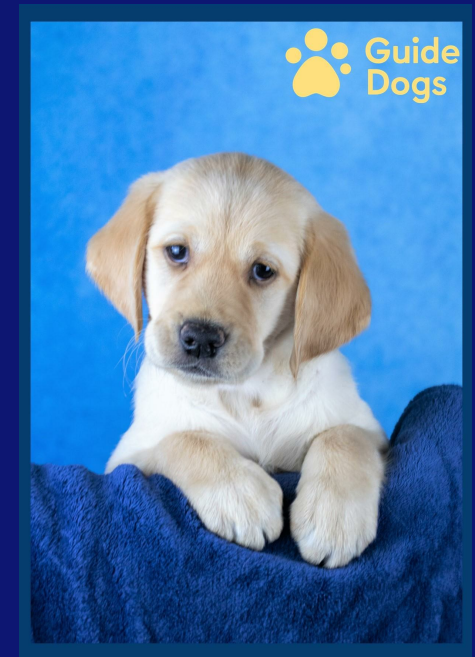
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





A uPVC double glazed front door into the entrance hall

**HALLWAY**

with stairs rising to first floor, doors to living room and kitchen, wood effect laminate flooring and under-stairs storage cupboard.

**LOUNGE**

13'6 x 13'0 (4.11m x 3.96m)

A light and bright reception room having uPVC double glazed window to the rear elevation and a central heating radiator.





### **DINING KITCHEN**

20'0 x 9'0 (6.10m x 2.74m)

Fitted with a range of blue fronted base and wall mounted units with worktop over, CDA cooking range with 5 ring gas top and an extractor fan over, tiled splash backs, stainless steel sink with mixer tap over, double glazed window overlooking the rear garden, uPVC window to the front elevation, uPVC double glazed door to the side elevation, wood effect laminate flooring and double panel radiator.



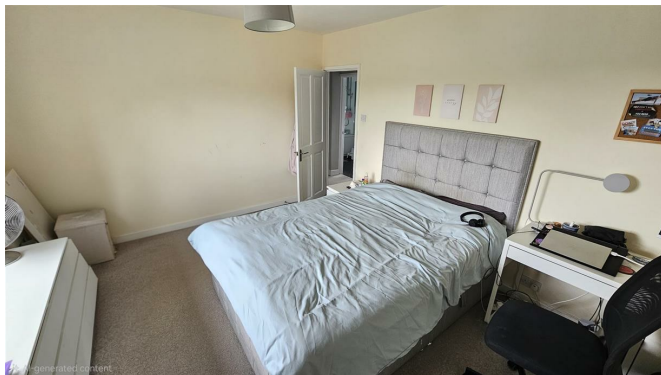


**LANDING**

**BEDROOM 1**

13'6 x 11'6 (4.11m x 3.51m)

UPVC double glazed window with views over the sunny and large rear garden and there is a central heating radiator.





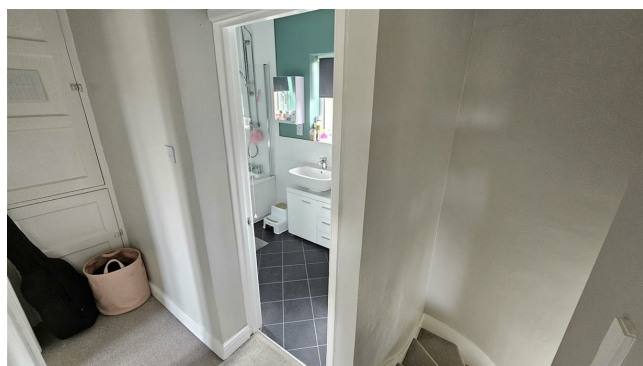
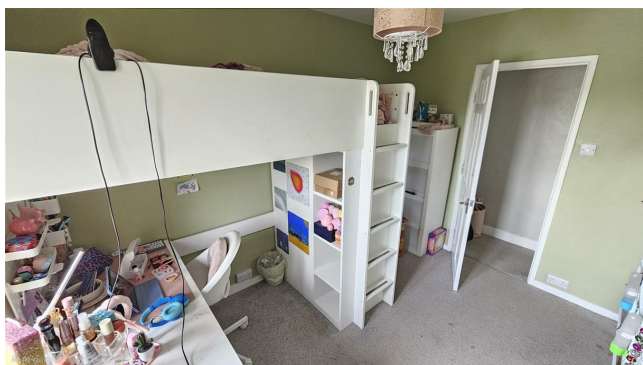
### **BEDROOM 2**

11'0 x 9'0 (3.35m x 2.74m)

UPVC double glazed window with views over the sunny and private rear garden and there is a central heating radiator.

### **BATHROOM**

a three piece white suite comprising a low level W.C, wash hand basin and panelled bath with shower over and screen, obscure windows to the front and side elevation.



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### **BEDROOM 3**

10'6 x 5'0 (3.20m x 1.52m)

A 'L' shaped room with a UPVC double glazed window to the front elevation and a central heating radiator.

### **OUTSIDE - FRONT**

To the front there is an open plan and full width lawned area with two pathways to both the front door and to the side gate to the right as well as off street parking for 2 vehicles.





**OUTSIDE - REAR**

To the rear of the property is a sunny and very spacious garden which is mainly laid to lawn with a patio pathway and fenced boundary. There is a useful garden shed.



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Steve Pritchett

Please contact us for a FREE discussion on our services

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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**

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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!