



Hammond
Property Services

FOR SALE

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

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Bingham
Nottinghamshire
NG13 8AR

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**37 WYCHWOOD ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SX**

£325,000

37 WYCHWOOD ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8SX

A FAMILY HOME OF QUALITY... 'YOU CAN WALK IN, PUT YOUR FURNITURE DOWN AND DO NOTHING!'. Extended and completely upgraded some years ago. Sensibly priced homes always sell! So don't miss this first class gas centrally heated and double glazed link detached home which will appeal not only to young professionals but also families with young children due to the size of all three double bedrooms and the general feeling of spacious rooms throughout. The ground floor accommodation consists entrance hallway, downstairs W.C., large lounge with double doors leading on to the patio area of the sunny garden, there is a large 'L' shaped 'living' kitchen with three distinct areas... the main kitchen, the dining area and the sitting area, and there is also a separate utility room with plumbing for a washing machine, sink and access to the rear garden.

To the first floor are the three double bedrooms with the main bedroom enjoying en-suite shower room facilities with power shower. The family bathroom is much larger than you would expect - a feature found throughout the property and, again, enjoys a power shower.

The corner plot situation of the property is also ideal as it provides a larger than average garden to the side and rear. The added benefit of a double driveway to the front and a further space for two more vehicles in front of the very useful GARAGE... and an electric car charging point... all of these upgrades and feature should put this one at the top of your viewing list.

The owners have recently upgraded the front and patio doors as well as planning for ease of maintenance due to the replacement of the soffits and fascias to a uPVC finish.

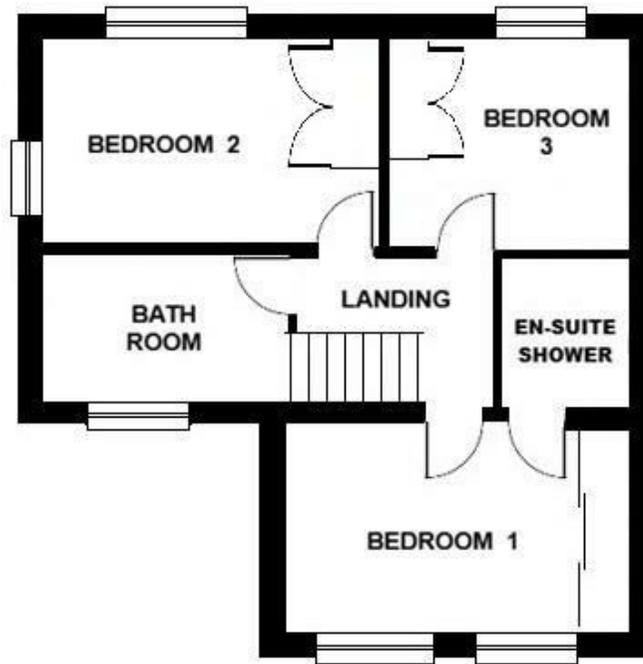
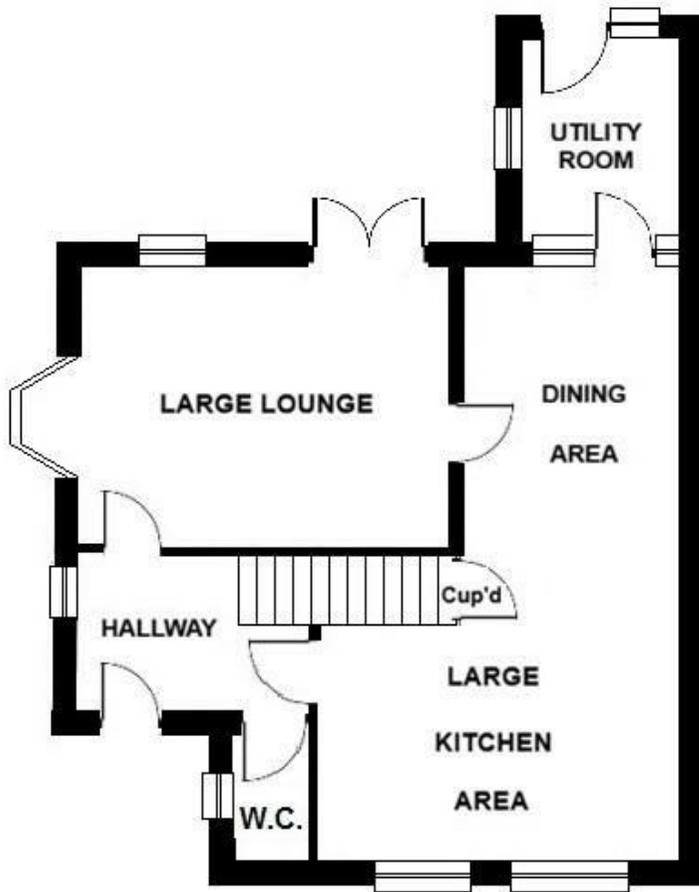
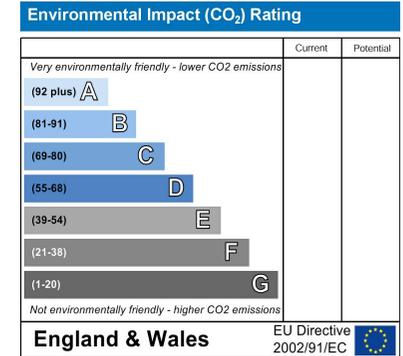
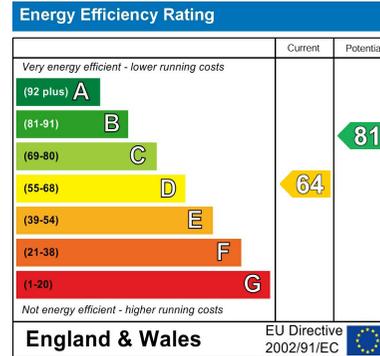


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road and follow this road around until the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8SX

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.

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

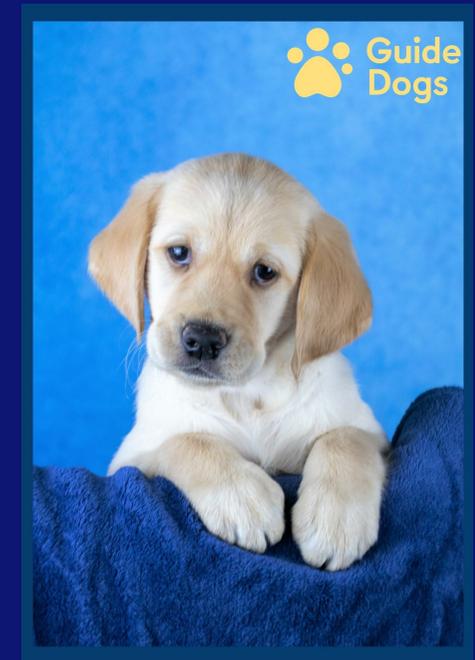
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 entrance door into the hallway

HALLWAY

with double glazed window and central heating radiator and starts to the first floor.

CLOAKROOM

Double glazed window and central heating radiator. Low flush W.C. and a wall mounted wash hand basin. Tiled splash backs. Laminate flooring.

'L' SHAPED LIVING / DINING KITCHEN

28'0 x 14'6 (8.53m x 4.42m)

the kitchen area incorporates a range of work surfaces as well as wall and base units. Double sink unit with mixer tap. Double glazed windows. Gas fired boiler serving the domestic hot water supply and central heating system. Built in NEFF double oven and microwave, dishwasher, gas hob and extractor fan over. Plumbing for fridge freezer.





SITTING & DINING AREA

A wonderful reception area that is open plan to the kitchen and allows access to both the Utility Room and also double doors lead into the Lounge.





UTILITY ROOM

10'0 x 8'6 (3.05m x 2.59m)

Double glazed windows. A run of base and wall units with an inset one and a half bowl sink unit, vent for tumble dryer and plumbing for a washing machine. Double glazed door to the rear garden. Wood effect flooring.

LOUNGE

15'8 x 14'9 (4.78m x 4.50m)

Double glazed bay window and central heating radiator. Further double glazed window and double glazed double doors to the patio area of the garden.





LANDING

Airing cupboard housing with useful storage.

BEDROOM 1

14'6 x 8'9 - measurement includes wardrobe
Double glazed window and central heating radiator. Built in sliding door wardrobes with inset mirror.

EN-SUITE SHOWER ROOM

A beautiful 'hotel quality' room with walk in double shower with power shower, low flush W.C. and wash basin with large drawer under. Vertical towel radiator. illuminated mirror. Fully tiled walls and flooring.





BEDROOM 2

14'9 x 8'3 (4.50m x 2.51m)

Double glazed window and central heating radiator. Built in double wardrobe.

BATHROOM

A much larger than average bathroom with deep bath with mixer tap and power shower over with pivot screen, low flush W.C. and wash basin. Vertical towel radiator. Obscured double glazed window. Large built in storage cupboard.





BEDROOM 3

9'0 x 8'3 (2.74m x 2.51m)
Double glazed window and central heating radiator. Built in triple wardrobe.

OUTSIDE - REAR

The main garden is enclosed by brick walling and is mainly laid to lawn with a shaped and extensive patio and flower borders.





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OUTSIDE - FRONT

The property stands on a larger than average corner plot with a landscaped and block paved driveway to the front providing additional off-street parking for two more vehicles... in addition to parking in front of the garage.

OUTSIDE - GARAGE

There is also a full driveway with parking for two vehicles leading to the GARAGE which has additional roof void storage. There is a personnel door to the rear of the garage which is accessed from the rear garden and a car charging point has been fitted.





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**

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LET BY

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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!