



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://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](mailto:bingham@hammondpropertyservices.com)



**19 VICTORIA ROAD, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8EG**

**£369,950**



## 19 VICTORIA ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8EG

A real gem! The best way to describe this really spacious and extended detached family home. The current owners will also be leaving behind the ideal family garden; which will be the envy of one lucky purchaser's family and friends - it's all westerly facing... so plenty of sunshine!.

It is both gas centrally heated and double glazed and the extended lounge and family area to the front should put this one at the top of your viewing list this weekend, especially when you see the ground floor shower room that has been created with it!

Located towards the end of a cul-de-sac and with views to the rear across the fields to the north of Bingham,

For those with young children there is a recreation ground and play park close by as well as the well regarded Carnarvon Primary School less than 250 metres away (275 yards) so no excuse for being late for Morning Registration! Victoria Road is less than a 3/4 of a mile walk from the shops within Bingham Market Place; where there is also a regular bus service to Nottingham City Centre.

With sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.

For those not familiar with the area, Bingham is situated on the crossroads of the A46 & A52 which allow access to Nottingham, Grantham, Leicester and Newark. It is also on the edge of the Vale of Belvoir which provides endless hours of walks amongst the many villages, each with their own unique charm and character.

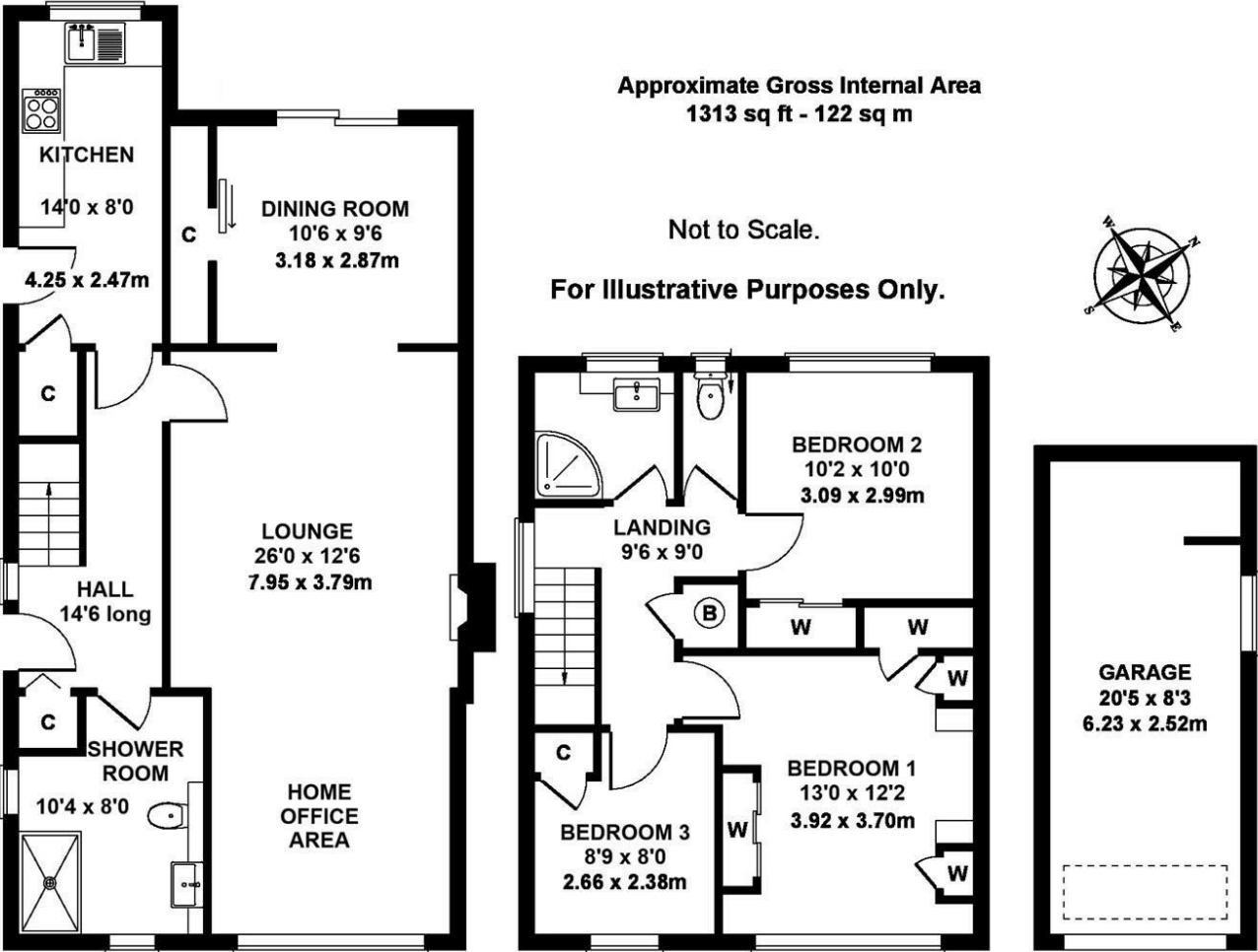
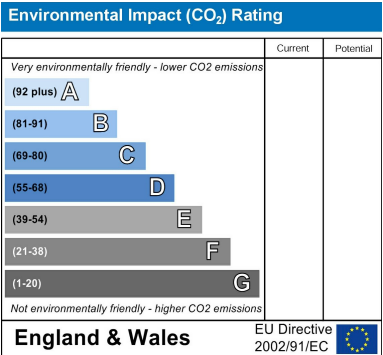
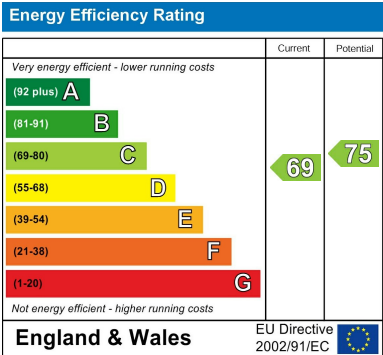


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane. Turn next right into Abbey Road and continue to almost the length, before turning left in Victoria Road where the property will then be found on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

**For Sat Nav use Post Code:** NG13 8EG

Council Tax Band

C



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!

In all, this is a home for which we strongly recommend an early internal viewing as a mere kerbside inspection only hints at the size and quality of the accommodation on offer – now is the chance to pick up this bargain which is very much a 'walk in, put your furniture down and do nothing' home.



# 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 £5,634 in 2024 for this extremely important Charity.

## 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.

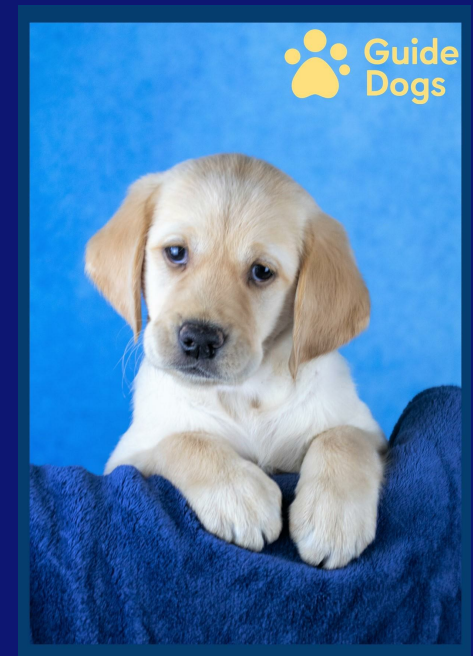
## REFERRAL FEES

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 October 2025

## 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.







### **ENTRANCE**

A uPVC double glazed side entrance door with side panels leads into the entrance hall.

### **ENTRANCE HALL**

14'6" x 6'2" (4.42m x 1.88m)

A lovely and welcoming entrance hall with a central heating radiator, cloaks cupboard and stairs rising to the first floor.

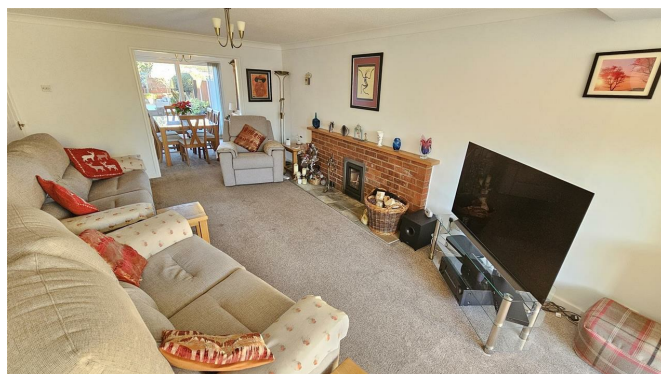
### **EXTENDED LOUNGE**

26'0" x 12'6" (7.92m x 3.81m)

with a feature fireplace and a central heating radiator. This area is open plan to the Home Office area and the Dining Area.

### **HOME OFFICE AREA?**

How will you use it? with a double glazed window to the front elevation and a central heating radiator.







### **DINING AREA**

10'6 x 9'6 (3.20m x 2.90m)

Central heating radiator, serving hatch to the kitchen and a double glazed patio door leading to the rear garden.

### **EXTENDED KITCHEN / DINER**

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

A fully fitted room with a light range of base and wall mounted units with clean lines throughout and work surface over. Deep sink unit and drainer with contemporary mixer tap, built-in electric fan-assisted double oven and grill, with four ring induction hob and extractor fan over, AEG integrated appliances including dishwasher and washer dryer, full-height fridge freezer, fitted microwave, tiled flooring, uPVC double glazed window to the rear elevation, understairs storage cupboard and a very useful serving hatch.







**GROUND FLOOR SHOWER ROOM / W.C.**

10'4 x 8'0 (3.15m x 2.44m)

Fully tiled and fitted with a corner shower enclosure, a washbasin set within a vanity unit with drawers and cupboards under, a low flush W.C., chrome towel radiator, tiled flooring, extractor fan, obscure glazed window to the side elevation.







### **FIRST FLOOR**

Landing with UPVC double glazed window to side elevation, airing cupboard, a central heating radiator, loft access and panel doors to Bedroom and Bathroom accommodation.

### **BEDROOM 1**

13'0 x 12'2 (3.96m x 3.71m) with a central heating radiator and a double glazed window to the front elevation. A wealth of fitted wardrobes, drawers and cupboards with mirrored fronts to the doors.



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### **BEDROOM 2**

10'2 x 10'0 (3.10m x 3.05m)

with a central heating radiator and a double glazed window to the rear elevation. Built-in wardrobes.

### **SHOWER ROOM**

Fitted with a quadrant shower enclosure, a washbasin set within a vanity unit with cupboards under, a chrome towel radiator, wood-effect flooring, obscure glazed window to the rear elevation.

### **SEPARATE W.C.**

with a low flush W.C., obscure glazed window to the rear elevation.







### **BEDROOM 3**

8'9 x 8'0 (2.67m x 2.44m)  
with a central heating radiator and a double glazed window to the front elevation. Fitted cupboard over the stairs.

### **OUTSIDE - FRONT**

To the front of the property is a full-width driveway to ensure maximum off-street parking spaces and there is access to the side that leads to the GARAGE and the rear garden. A wall mounted POD electric car-charging point.





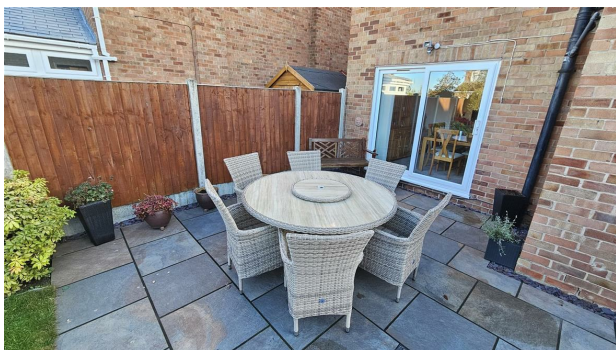


#### **OUTSIDE - REAR**

Immediately to the rear of the property is a westerly facing and landscaped garden with secure boundaries to all sides. A flagstone and extended patio area, ideal for entertaining and alfresco dining, leading onto a shaped lawn, timber built shed ideal for storage, large grassed lawn area. An outside tap has been provided. Mature shrubs and plants providing both colour and texture.







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we do and how we do it!


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