



Hammond
Property Services

FOR SALE

01949 87 86 85

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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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bingham@hammondpropertyservices.com



**29 HILL DRIVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8GA**

£260,000

29 HILL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8GA

Walk in, put your furniture down and do... nothing!

Full credit must be given to the recent owners who have completely upgraded this property and turned it into a wonderful home and the current owners have also replaced the bathroom. A large southerly facing garden that ensures plenty of sunshine and privacy on the extensive decking area for those who enjoy al fresco dining during those balmy summer evenings.

The accommodation comprises an entrance hall, dining lounge, conservatory overlooking the rear garden, a breakfast kitchen with useful pantry, landing, two double bedrooms, the best bathroom at this price range (?) and a single bedroom. Ample parking at the front for 4 vehicles whilst the very private garden is mainly lawn and decking to ensure a very easy-to-maintain lifestyle.

The property is also being offered with the added benefit of NO CHAIN. Decorated and presented throughout to a very high standard, when do you wish to view?

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.

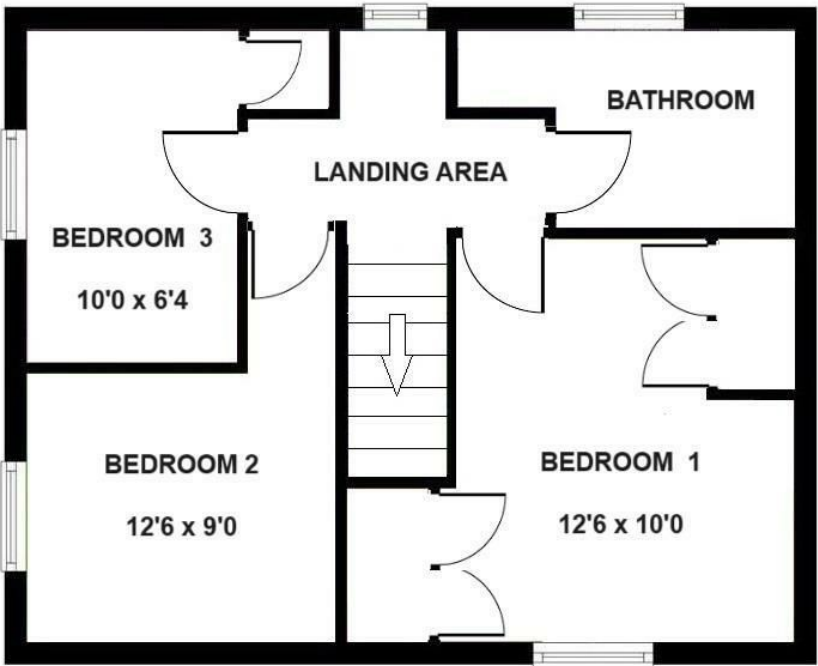
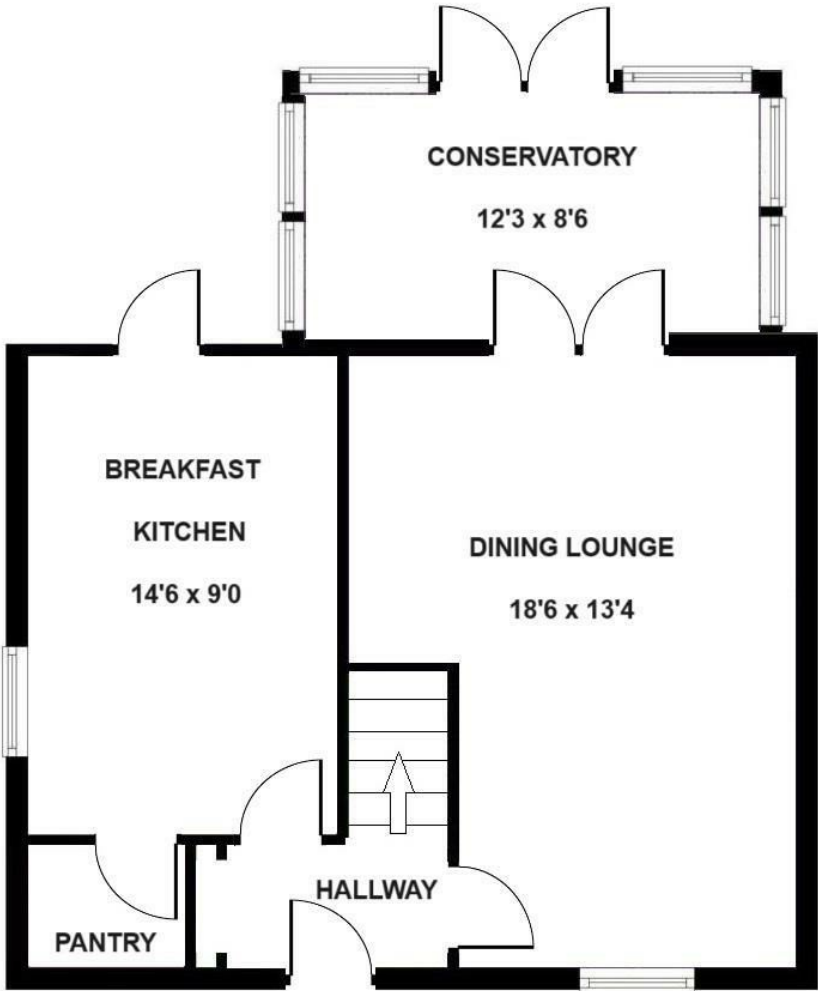
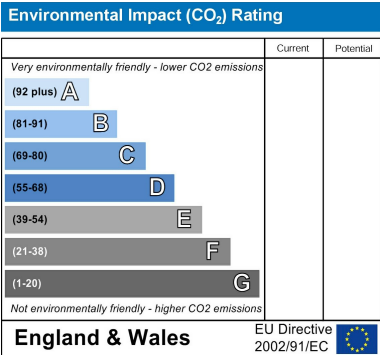
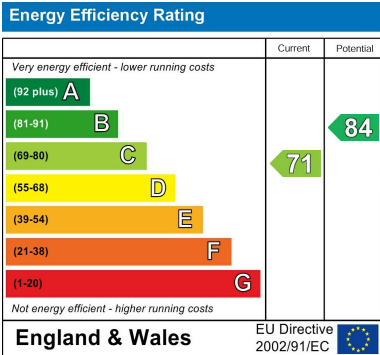


DIRECTIONAL NOTE From our Bingham Office the property may be approached by following the road round to the left into Newgate Street. At the T junction turn right into Kirkhill. Take the first left. As the road bends round to the left, turn right into Hill Drive and continue towards the end of the road 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: **NG13 8GA**

Council Tax Band

B



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

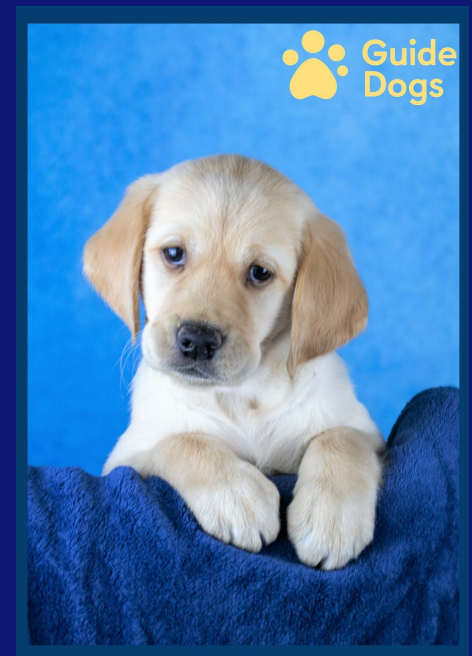
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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

stairs rising to the first floor and a central heating radiator set behind a decorative cover.

DINING LOUNGE

18'0 x 13'4 (5.49m x 4.06m)

with a double glazed window to the front elevation and uPVC double glazed double doors leading into the Conservatory, two central heating radiators and a television point.

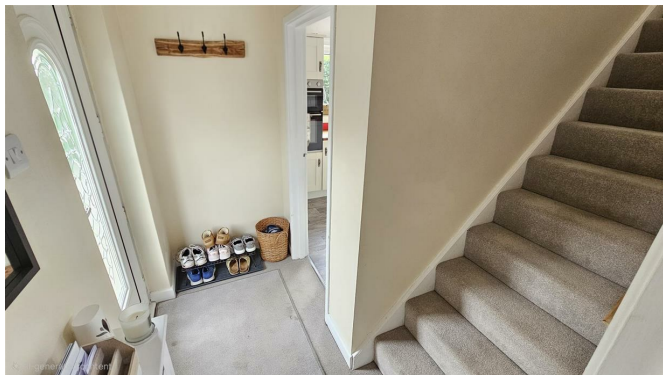




CONSERVATORY

12'3 x 8'6 (3.73m x 2.59m)
with double glazed windows, blue glass
roof and double doors leading onto the
decking area of the southerly facing and
very private rear garden.





BREAKFAST KITCHEN

14'6 x 9'0 (4.42m x 2.74m)

A beautifully fitted kitchen with wooden shaker style base and wall mounted units with solid wooden work surface over, built-in appliances including a fridge freezer, dishwasher, washing machine, electric fan assisted double oven and grill and an electric hob with extractor fan over. There is an inset ceramic Butler-style sink with traditional mixer tap over, stylish tiling to splash backs and preparation areas, traditional styled central heating radiator, door to very useful and shelved walk-in Pantry, uPVC double glazed window to the side elevation, uPVC double glazed door accessing the decking area of the rear garden. A wood-effect contemporary flooring.



PANTRY

A useful addition to any kitchen.





LANDING

with a double glazed window overlooking the very sunny rear garden.

BEDROOM 1

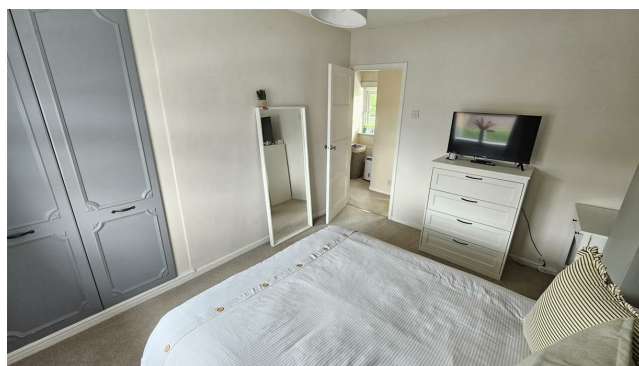
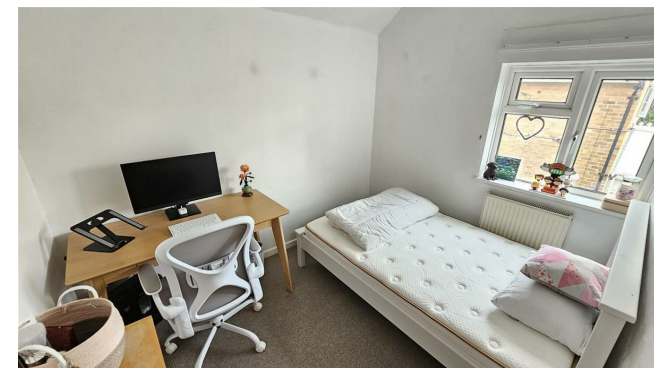
12'6 x 10'0 (3.81m x 3.05m)

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

BEDROOM 2

12'6 x 9'0 (3.81m x 2.74m)

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



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BEDROOM 3

10'0 x 6'4 (3.05m x 1.93m)

with a central heating radiator and a double glazed window overlooking the side elevation. A useful shelved open-cupboard.

FULLY TILED BATHROOM

A fabulous and completely upgraded family bathroom fitted with a three piece suite comprising a low flush W.C, with a concealed cistern, vanity unit wash basin with a mixer tap and two drawers under, and a bath with a shower over and a half pivot screen, vertical and stylish towel radiator, mirrored cabinet, uPVC double glazed window to the rear elevation and wood effect flooring.





OUTSIDE - FRONT

An easy to maintain and gravelled area to the front provides parking for four vehicles and is enclosed behind shrub hedging ensuring plenty of privacy. Secured gated access allows access to the side and rear garden.





OUTSIDE - REAR

Fully enclosed with both neat hedging and timber panels - perfect for those with children or pets! A wonderful southerly facing garden that ensures plenty of sunshine and privacy on the extensive decking area for those who enjoy al fresco dining during those balmy summer evenings. The decking continues to the side and an outside tap has been thoughtfully provided.





Steve Pritchett

Please contact us for a FREE discussion on our services

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Mortgages for:
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Re-mortgages
Buy to Lets - inc HMOs

Protection for:
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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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→



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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!