

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**29 KESTREL DRIVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8QD**

**£479,950**



## 29 KESTREL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8QD

Set on a south facing plot, in a small and quiet driveway on this popular development, this four bedroomed detached family house has the advantage of having two En-Suite Shower Rooms as well as the Family Bathroom and a well laid out and practical open plan Kitchen/Breakfast and Family Room, ideally suited to the needs of the busy family. The replacement Worcester Bosch combi-boiler is in the under-stairs cupboard & operated via a remote Hive system.

Briefly comprising an Entrance Hall, W.C. Lounge, separate Dining Room, lovely south facing open plan Kitchen/ Breakfast and Family Room, with two set of French doors opening in to the garden, off the landing are four bedrooms; the main bedroom being particularly spacious, and having an En-Suite Shower Room, the second bedroom also has an En-Suite Shower Room, and three of the bedrooms have built in wardrobes. There is also a Family Bathroom completing the first floor.

Outside, there is an enclosed rear garden with an extended patio area for those who enjoy an al fresco dining during those balmy summer evenings, a small lawned front garden and offset Detached Double Garage with ample parking for 5 vehicles.

The property sits towards the end of a small cul-de-sac of similar properties on this very popular development with good access to the town amenities and well regarded Carnarvon Primary School.

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 houses, pubs with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library.

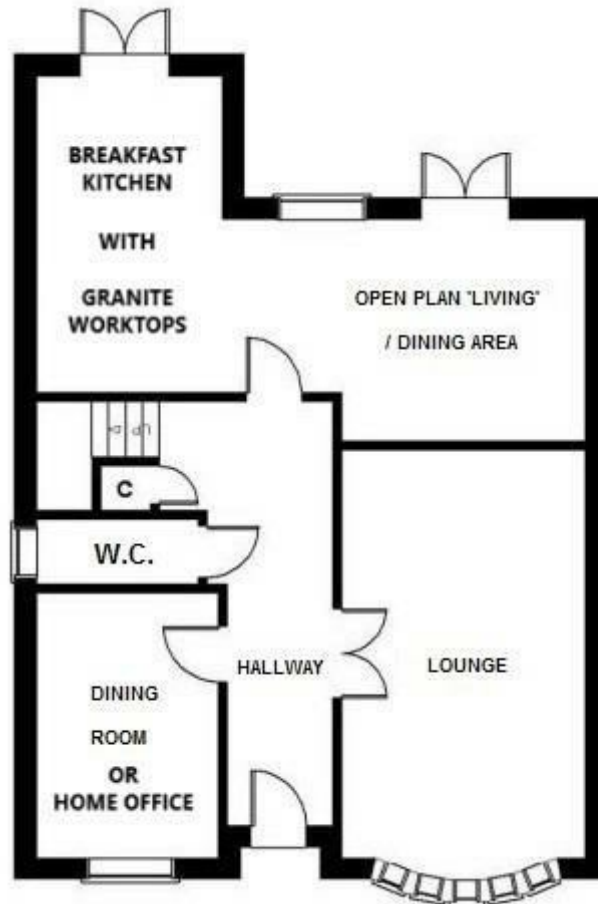
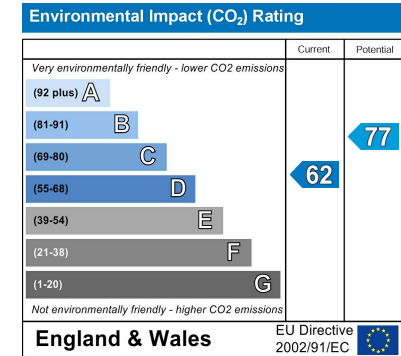
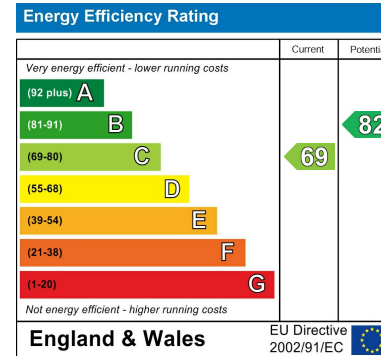


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the old Police Station on the right. Turn next right into Swallow Drive. Turn first right into Kestrel Drive. Follow the road round to the left where the private driveway to Numbers 29 to 33 will then be found on the left hand side and Number 29 is at the head of the cul de sac, clearly denoted by the Hammond Property Services For Sale board.

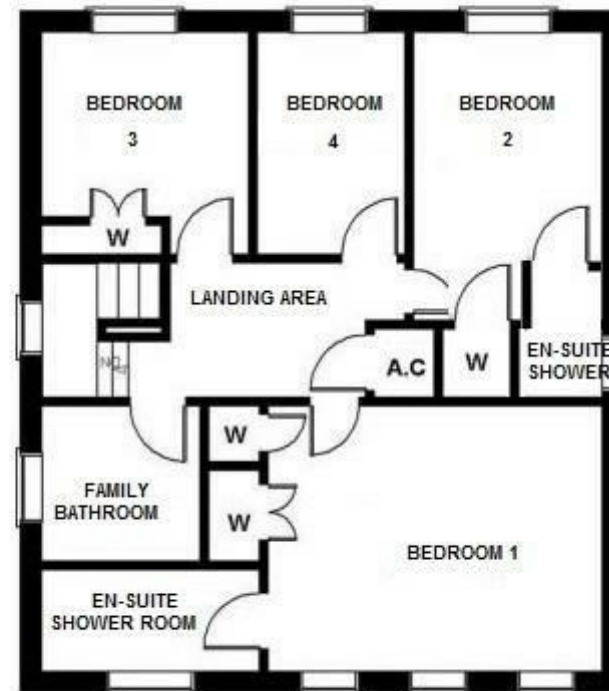
**For Sat Nav use Post Code:** NG13 8QD

Council Tax Band

F



FOR ILLUSTRATION PURPOSES ONLY  
NOT TO SCALE



For those needing easy access to Toothill School and to avoid being late for Morning Registration, there is a cut-through from Sandpiper Close which results in a safe, Traffic-free, 5 minute walk into School... perfect for pupils AND Teachers alike!





Double glazed entrance door through to

**RECEPTION HALLWAY**

with Karndean flooring. Central heating radiator. Stairs to the first floor. Cloaks cupboard. The replacement Worcester Bosch combi-boiler is in the under-stairs cupboard & operated via the remote Hive system.

**OPEN PLAN 'LIVING' DINING KITCHEN**

17'0 x 9'6 (5.18m x 2.90m)

Kitchen area with solid granite work surfaces to two sides with drawers and cupboards under and with granite upstands. Tiled floor. Induction hob with cooker hood. Double oven. Integrated washer dryer and dishwasher. Wall mounted cupboard units. Recessed spotlights. The sale will include the American style and free-standing fridge freezer.







Breakfast area: with double glazed double doors to the large patio of the rear garden. Central heating radiator.

**FAMILY OR DINING AREA**

15'3 x 12'0 (4.65m x 3.66m)  
with tiled flooring. Central heating radiator.  
Double glazed windows. Double glazed double doors to the exterior.

**DINING ROOM or HOME OFFICE**

12'0 x 8'4 (3.66m x 2.54m)  
with double glazed window with colonial style wooden shutters. Central heating radiator. A continuation of the Karndean flooring.



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### **LOUNGE**

19'6" x 11'0" (5.94m x 3.35m)

Central heating radiators. Minster-style fireplace with marble hearth and backing. Coal effect gas fire. Double glazed bow window with colonial style wooden shutters.

### **CLOAKROOM**

with two piece suite comprising low flush W.C. and wash hand basin with tiled splashback. Central heating radiator. Double glazed window.







### **LANDING**

with airing cupboard. Access to the boarded loft space via a loft-ladder.

### **BEDROOM 1**

15'2 x 12'2 (4.62m x 3.71m)

Central heating radiator. Built-in wardrobes. Double glazed windows overlooking the front.

### **EN-SUITE SHOWER ROOM**

RECENTLY RE-FITTED with double shower unit with a Power Shower, wash basin with cupboard under and a low flush W.C. with concealed cistern. Chrome central heating towel radiator. Double glazed window. Recessed spotlights and an electric shaving / toothbrush point within the wall mounted cupboards.





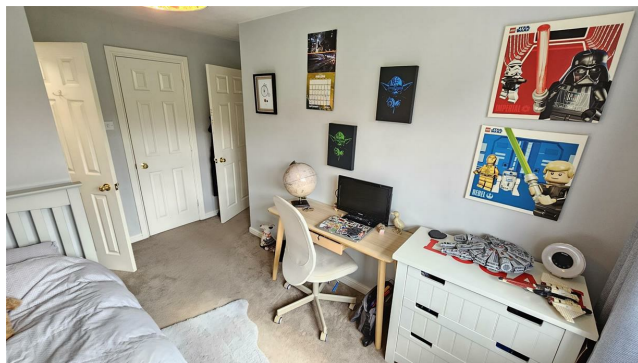
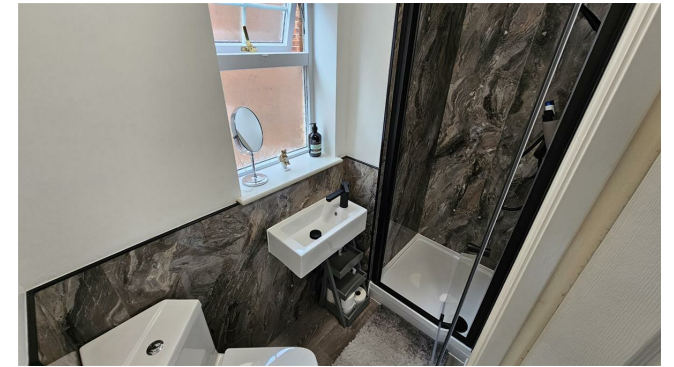


**BEDROOM 2**

13'8 x 8'6 (4.17m x 2.59m)  
with double glazed window overlooking the rear garden. Central heating radiator. Built-in wardrobes.

**SECOND EN-SUITE SHOWER ROOM**

RECENTLY RE-FITTED with a shower enclosure, wall mounted wash basin and a low flush W.C., Double glazed window. Extractor fan.







### **FAMILY BATHROOM**

with suite comprising a double ended panelled bath with electric shower over and screen, wash basin set within a vanity unit with back-lit mirror over and cupboards under, and a low flush W.C. with concealed cistern. Recessed spotlights. Double glazed window. Extractor fan. Chrome central heating towel radiator.

### **BEDROOM 3**

10'0 x 6'8 (3.05m x 2.03m)  
with double glazed window overlooking the rear garden. Central heating radiator. Built-in wardrobes.

### **BEDROOM 4**

13'8 x 8'6 (4.17m x 2.59m)  
with double glazed window overlooking the rear garden. Central heating radiator.







### **OUTSIDE - FRONT**

To the fore of the property is an open plan low maintenance landscaped garden with a double width driveway which provides off-street parking for 5 vehicles and allows access to the DOUBLE GARAGE to which there is both power and light.







### **OUTSIDE - REAR**

The southerly facing and very private rear garden is fully enclosed, landscaped and includes a large and extended area of patio for those who enjoy al fresco dining during those balmy summer evenings; with a lawn area beyond with mature raised beds. There is a side gate and secure fencing to all sides (replaced 2024); with concrete posts and gravel boards. Sensibly, an outside power point has been fitted.







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!

