

**FOR SALE**

**01949 87 86 85**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**35 WIDNALL DRIVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7AR**

**£245,000**

## 35 WIDNALL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AR

A 2 bedroomed home on the Romans Quarter development in Bingham, first completed in 2020 to the Kenley Design by Barratt Homes, with an entrance lobby, an open plan kitchen and dining area, with large understairs storage cupboard & W.C. to the ground floor. There are two double bedrooms to the first floor with a bathroom & further storage. Two parking spaces to the front and a lawned rear garden.

An electric car charging point has been fitted and the property is being offered with the benefit of NO CHAIN to enable a speedy purchase.

At Roman's Quarter there is brand new primary school a few minutes' walk away, whilst working professionals can benefit from great road and rail links nearby. You'll also find plenty of bicycle and walking routes throughout the development.

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.

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! 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.

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.

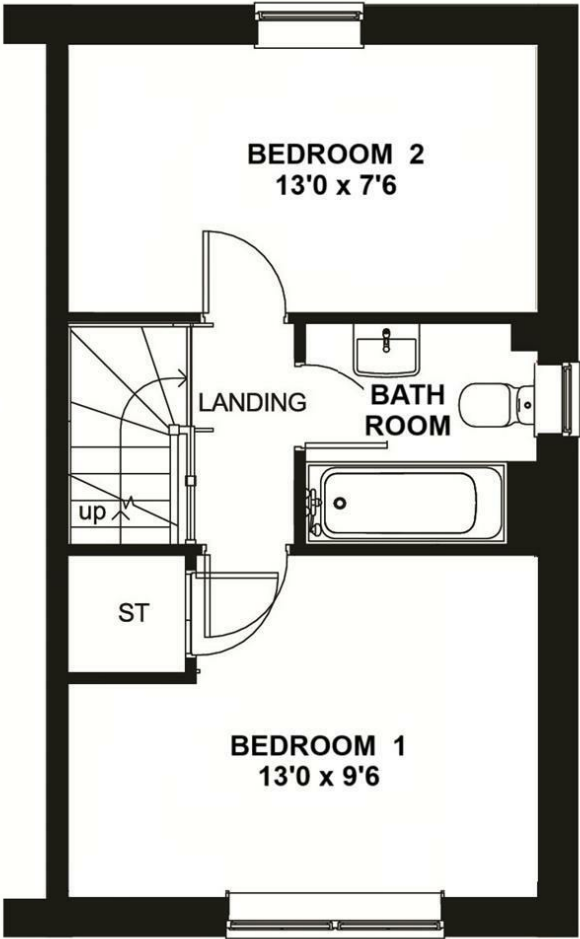
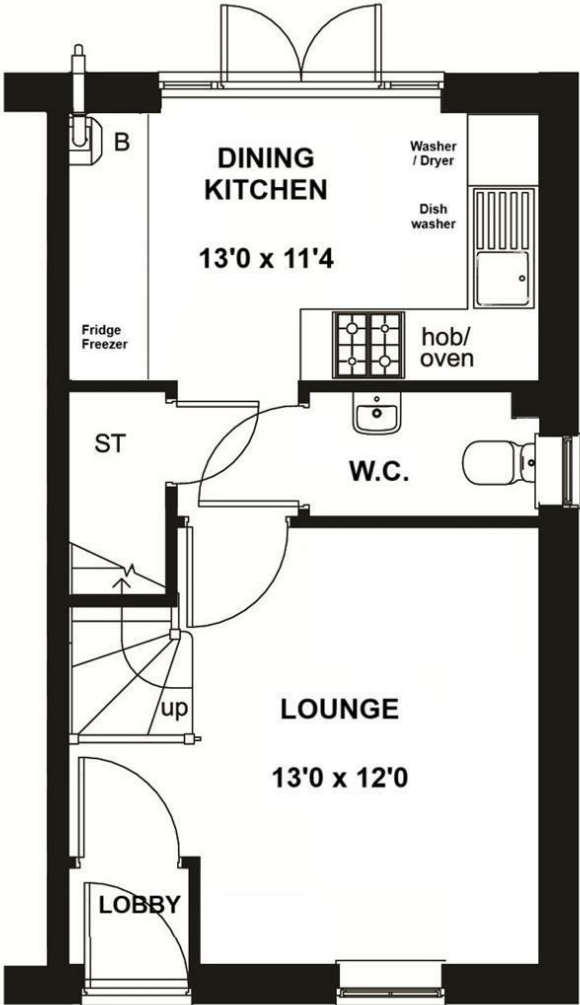
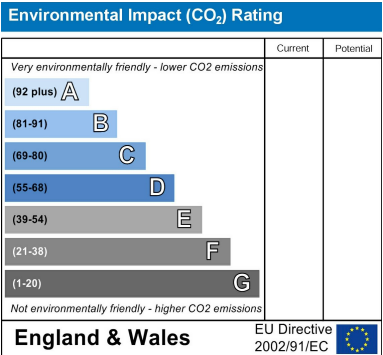
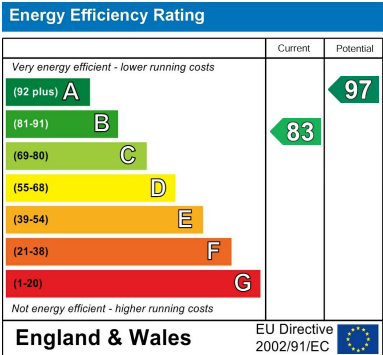


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, turn left into Marriott Street, and then second right again into Widnall Drive and this particular property will be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code:**    **NG13 7AR**

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](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.

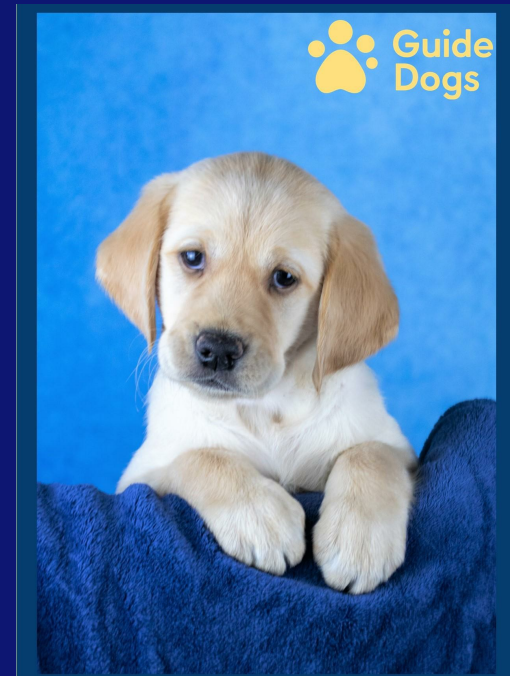
## REFERRAL FEES

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.

## 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!

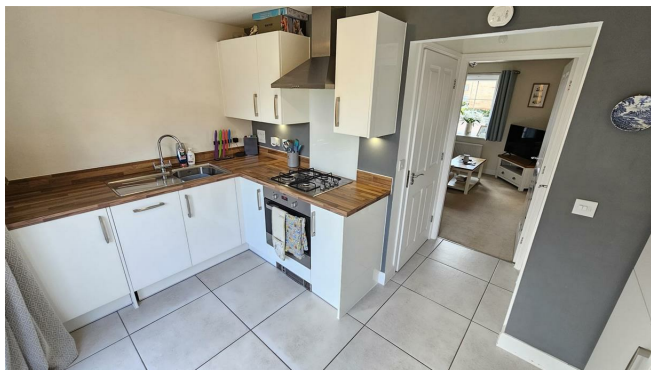
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Double glazed entrance door through to the  
**ENTRANCE LOBBY**  
 with a central heating radiator and a double  
 glazed window. Door into the  
**LOUNGE**  
 13'0 x 12'0 (3.96m x 3.66m)  
 with a central heating radiator and a double  
 glazed window to the front. Stairs to the first floor  
 landing and a door into the





#### **DINING KITCHEN**

13'0 x 11'4 (3.96m x 3.45m)

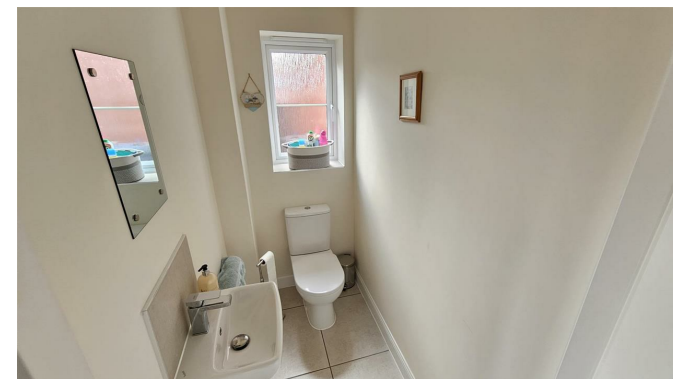
work surfaces with drawers and cupboards under. Wall mounted cupboard units with under lighting. Integrated washing machine / dryer, dishwasher, and fridge freezer. Four ring gas hob with extractor hood over and an electric oven under. Stainless steel sink unit with swanhead mixer tap set. Recessed spot lights. Tiled flooring and double glazed French doors to the side.

#### **GROUND FLOOR CLOAKROOM**

with a low flush W.C. and a wash hand basin. A double glazed window to the side elevation.

#### **FIRST FLOOR LANDING**

with a central heating radiator.





### **BEDROOM ONE**

13'0 x 9'6 (3.96m x 2.90m)

Double glazed window overlooking the front elevation, a central heating radiator and a very useful and deep storage cupboard as well as a wardrobe recess.





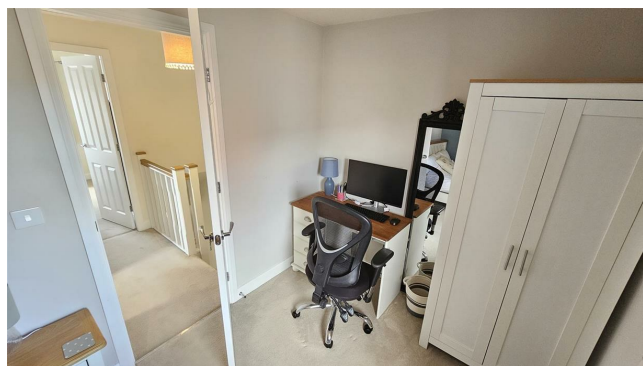
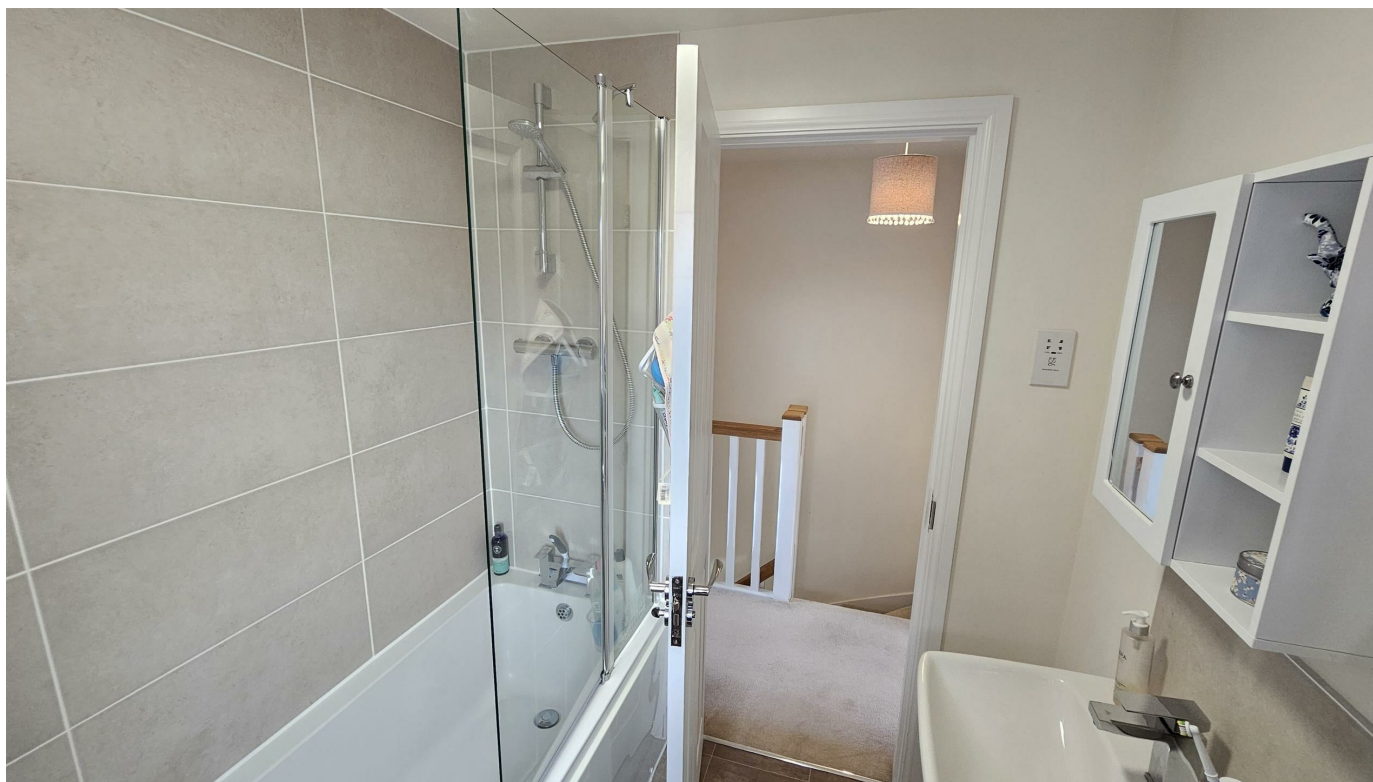
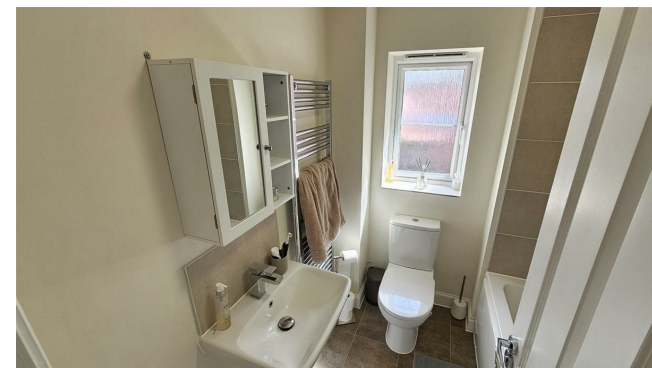
### **BEDROOM TWO**

13'0 x 7'6 (3.96m x 2.29m)

Double glazed window overlooking the rear elevation, a central heating radiator.

### **BATHROOM**

Fitted with a white bath with shower over and screen, a wash hand basin, low flush W.C. A double glazed window and a chrome towel radiator.



**BINGHAM'S COMMUNITY ESTATE AGENT**

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#### **OUTSIDE - FRONT**

To the front of the property is a double width driveway providing off street parking for two vehicles and an electric car charging point has been thoughtfully fitted.

#### **OUTSIDE - REAR**

To the rear is a fully enclosed and lawned garden with a patio area which is perfect for those who enjoy entertaining family and friends during those balmy summer evenings.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Home Movers  
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Critical Illness  
Income Protection

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A comprehensive colour brochure will be available for prospective tenants.

For more information please call Denise on **01949 87 86 90**





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**Then get one of these!!!**

→



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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!