

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**7 ORCHARD CLOSE, BARNSTONE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9JE**

£280,000

A wonderful haven for those who wish to exchange the sounds of traffic and sirens for peace, quiet and birdsong!

An immaculately presented three bedroom town house, significantly enhanced with quality fittings throughout by the current, very house-proud, owners... located in a quiet cul de sac setting within this popular Vale of Belvoir village.

The property has undergone a high level of improvement over the years including a single storey pitched roof extension to the rear elevation creating a second versatile reception room.

In addition there is a superb L shaped kitchen which is open plan to the dining room creating a wonderful light and airy contemporary living space, perfect for families or entertaining. The kitchen has been modernised with integrated appliances and in addition to the ground floor is a shower room with W.C.

From the first floor landing, where there is ample storage, are three bedrooms, the master with built in furniture and bedroom 3 having a useful box room through the louvred doors. There is also a tiled shower room and the property benefits from UPVC double glazing and gas central heating from the Worcester Bosch boiler.

Located in a small cul de sac with open plan frontage and driveway providing off road car standing and to the rear is a low maintenance manageable enclosed garden with artificial grass and well stocked mature borders and raised beds which provide both the colour and texture, with a further area of decking for private dining.

Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including the very well regarded Primary School. The village opened the doors to a new Village Hall in 2024 and the venue hosts a variety of events to the benefit of this village community. Further facilities can be found in the nearby market town of Bingham including range of shops, doctors and dentists, secondary schooling, leisure centre and railway station with links to Nottingham and Grantham.

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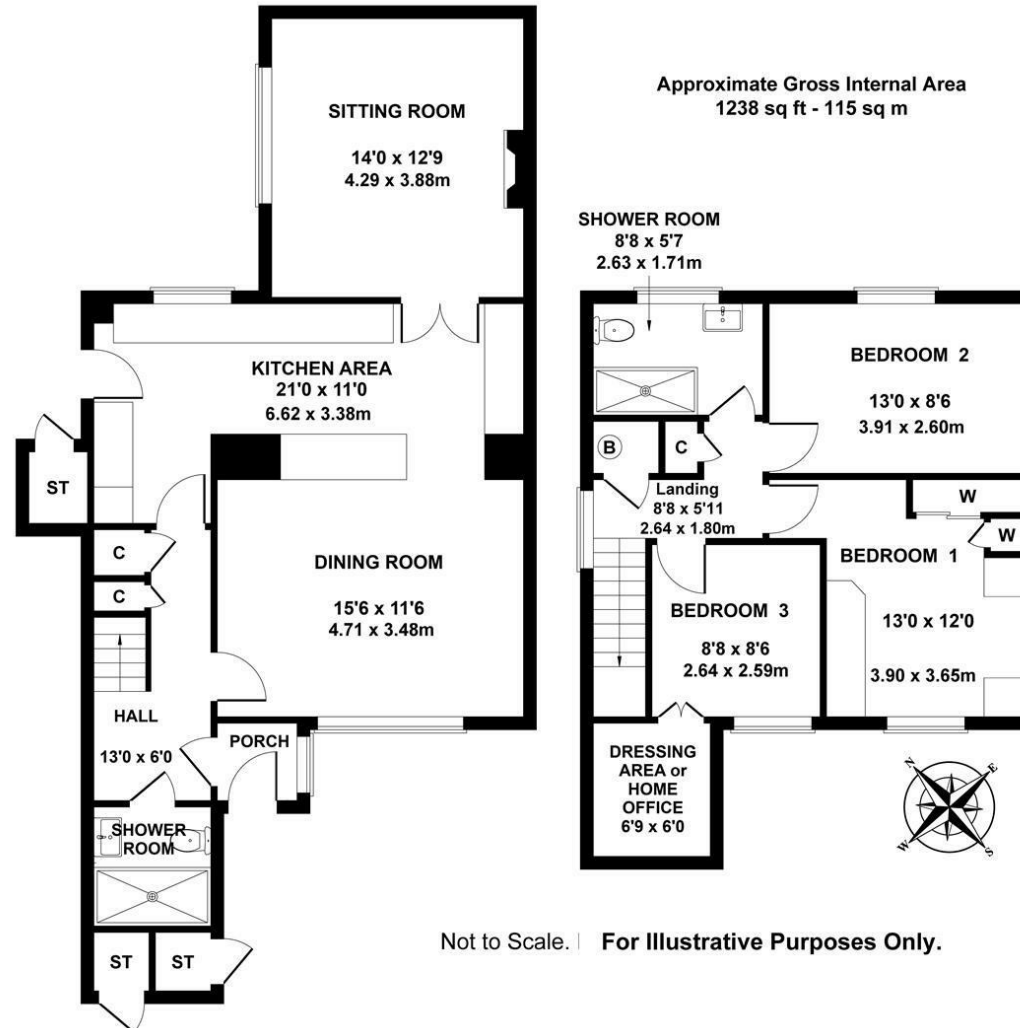
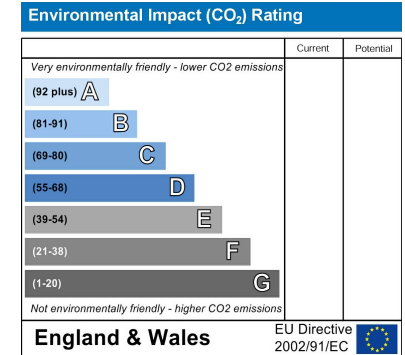
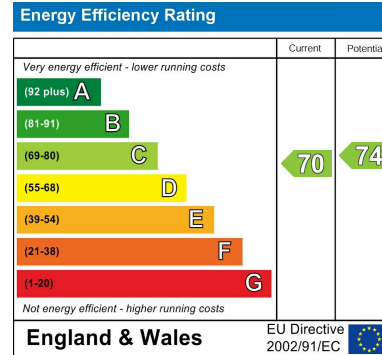


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn left as directed to Barnstone village onto Main Road. Continue through the Village until turning right into Orchard Close, adjacent to the Hammond Property Services For Sale sign, and this property is located on the left hand side.

For Sat Nav use Post Code: NG13 9JE

Council Tax Band

B



Not to Scale. | **For Illustrative Purposes Only.**

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 £5,634 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

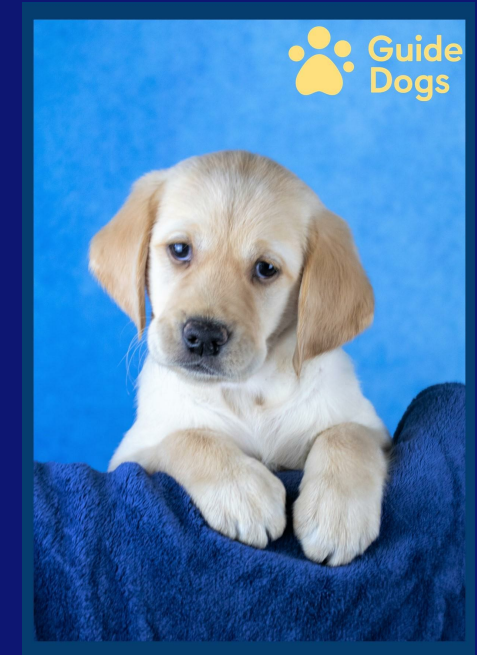
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

27th August 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.





A upvc double glazed entrance door leads through into an enclosed:

ENTRANCE PORCH

UPVC double glazed side panels with opening toplight and pitched polycarbonate roof, wood effect laminate flooring, timber door with vertical glazed lights leading through into the

ENTRANCE HALLWAY

13'0 x 6'0 (3.96m x 1.83m) with a central heating radiator, staircase rising to the first floor with alcove beneath.

OPEN PLAN LIVING & DINING KITCHEN

DINING AREA

15'6 x 11'6 (4.72m x 3.51m) this area is open plan to the kitchen creating a fantastic L shaped contemporary living area, flooded with light from a large picture window to the front elevation. Providing both a dining and seating area, central heating radiator, pre-wired for wall mounted flat screen TV, UPVC double glazed window. Breakfast bar with panelling.





KITCHEN AREA

21'0 x 11'0 (6.40m x 3.35m)

Beautifully appointed with a generous range of modern wall, base and drawer units with brushed metal fittings, four runs of rolled edge laminate granite effect work surfaces, inset stainless steel sink and drainer unit with mixer tap. Integrated appliances include Bosch stainless steel five ring gas hob with stainless steel and glass chimney hood over, Bosch double oven beneath, integrated dishwasher, fridge and separate freezer, inset downlighters to the ceiling, tile effect laminate flooring, central heating radiator, door returning to the entrance hall, double glazed door leading into the the garden, UPVC double glazed window to the rear and a further pair of pine multi-pane doors leading through into the sitting room.





SITTING ROOM

14'0 x 12'9 (4.27m x 3.89m)

A versatile reception area providing a more formal sitting room with an exposed brick fireplace with slate tiled hearth, shelved alcoves to either side of the chimney breast. Central heating radiator

SHOWER ROOM

6'0 x 6'0 (1.83m x 1.83m)

a three piece suite comprising shower opening, a low flush W.C., pedestal wash hand basin with chrome tap and cupboard under, fully tiled walls, contemporary towel radiator.





LANDING

access to loft space, useful built in storage cupboard which also houses the Worcester Bosch gas central heating boiler, separate linen cupboard and further doors leading to the

BEDROOM 1

13'0 x 12'0 (3.96m x 3.66m)

a generous range of fitted contemporary furniture with full height wardrobes with sliding door fronts, dressing table, integrated drawer units, matching side tables with overhead storage cupboard and alcove for double bed, central heating radiator, UPVC double glazed window to the front.





BEDROOM 2

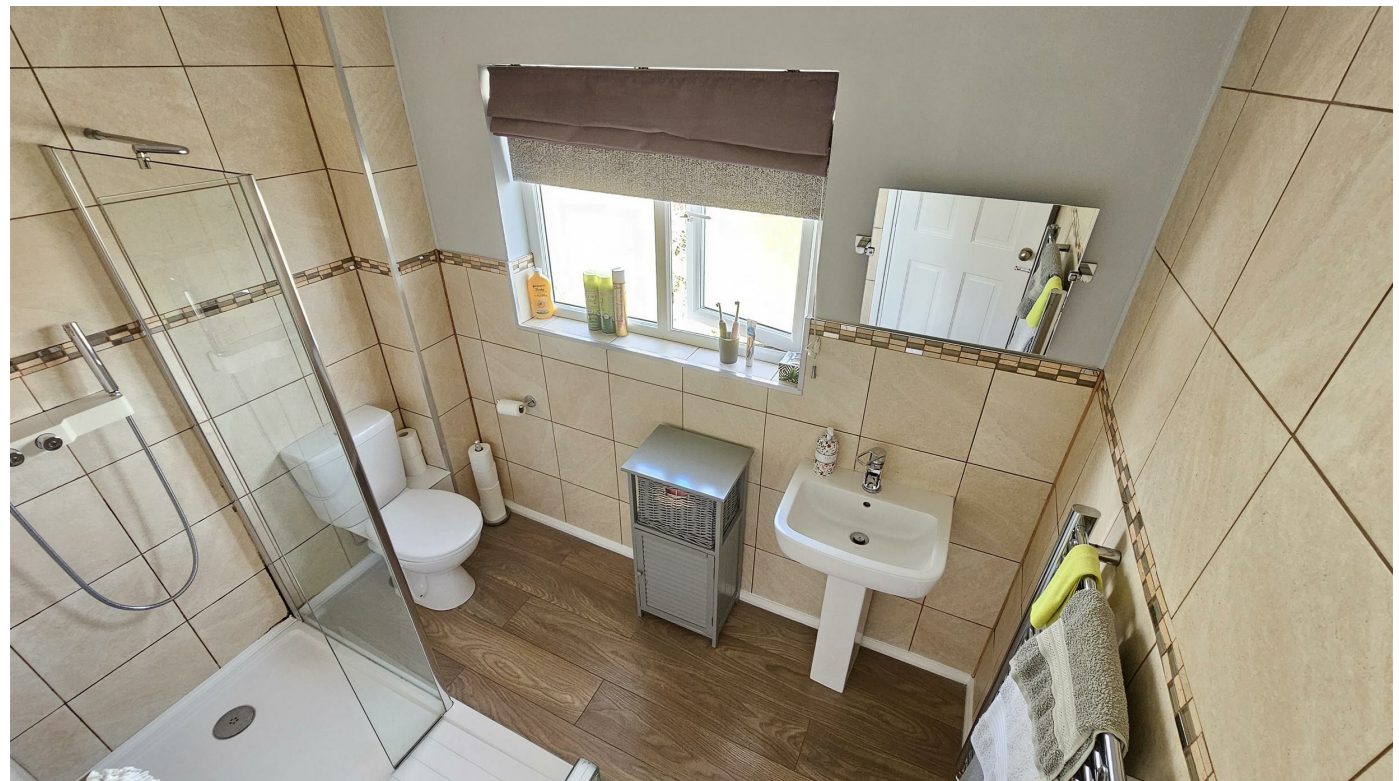
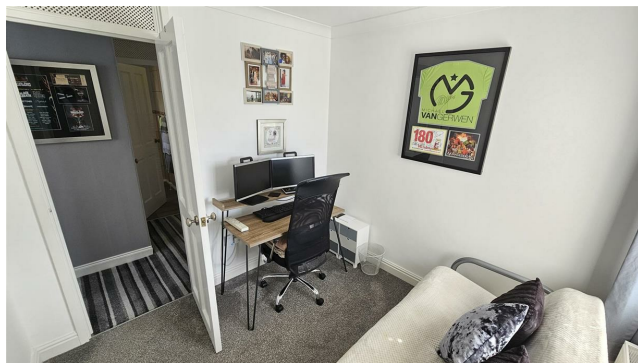
13'0 x 8'6 (3.96m x 2.59m)
with a central heating radiator and a UPVC double glazed window to the rear.

SHOWER ROOM

three piece suite comprising a shower enclosure, low flush W.C., pedestal wash hand basin, tiling to the walls, central heating towel radiator and UPVC obscure double glazed window to the rear elevation.

BEDROOM 3 & DRESSING AREA

8'8 x 8'6 (2.64m x 2.59m)
with a central heating radiator and a double glazed window to the front. The louvred doorways leads into a useful storage, wardrobe or home office area (7'0 x 6'0).





OUTSIDE - FRONT

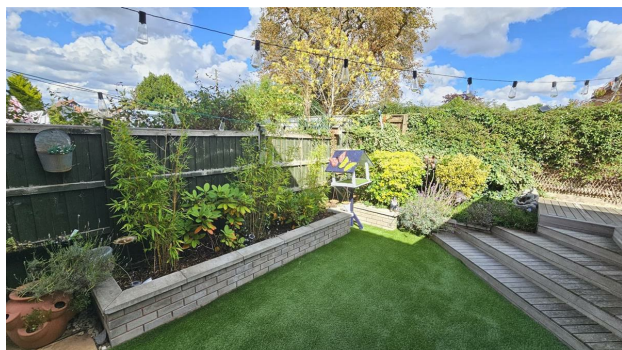
The property occupies a pleasant position within this cul de sac, set back behind open plan frontage with double width tarmac driveway providing off road car standing, dwarf brick wall leading up onto a block set effect terrace with artificial lawn and gravel borders. There are 2 very useful brick stores.





OUTSIDE - REAR

To the rear of the property there is a low maintenance manageable enclosed garden with paved terrace, raised well stocked borders enclosed in the main by panelled fencing. There is an additional brick store attached to the side of the house with UPVC door. Continuing the theme of easy maintenance, an artificial lawn has been laid with steps up to the raised decking area with the seating set in the perfect placement from which to enjoy the last drops of Merlot.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



akerspritchett.com

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