

FOR SALE

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www.hammondpropertyservices.com

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**12 SWALE GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YT**

£330,000

Superb three bedroom detached property, immaculately presented and with the best open plan dining kitchen at this price range (?) following a sensible re-design and refurbishment as well as the upgrading of the family bathroom.

The soaring stair window and timbered entrance canopy make it clear, even at a glance, that this is a dwelling of unusual style and quality. The new kitchen extends into a bright dining area with double doors to the rear and with a second set of double doors opening out from the lounge, the Miller Homes 'Milne' house style has the effect of integrating the garden into the living space. With an en-suite shower room to the main bedroom, this property enjoys two further bedrooms and the family bathroom.

The landscaped rear garden is fully enclosed and is perfect for those with young children, with a GARAGE and parking space which are accessed via a shared driveway to the rear. A door to the GARAGE from the garden enables easy day-to-day access.

There is very easy access into the Market Place of Bingham where you can enjoy a wonderful range of supermarkets and independent shops, eateries, coffee houses, 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. Also within easy commuting distance is the A1 and East Midlands International Airport.

Whilst this fine home offers the perfect combination of size and space, this popular Market Town is also on the edge of the Vale of Belvoir with its limitless walks as well as quaint villages, many with their own hostelrys and each with their unique character!

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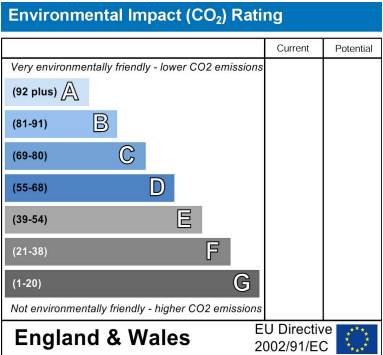
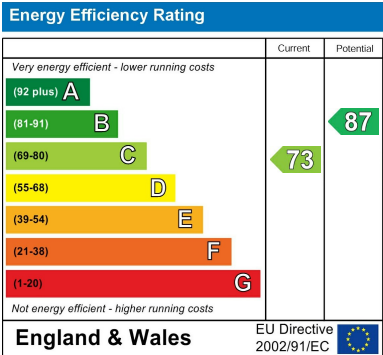


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn immediately left into Swale Grove and follow the road around to the right where the property will be then found on the right hand side, clearly denoted by the Hammond Property Services For Sale sign.

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

Council Tax Band

D



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.

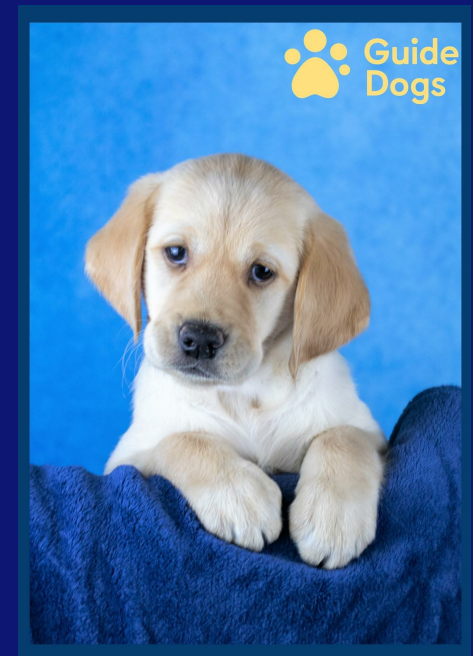
REFERRAL FEES

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.





Double glazed entrance door through to

RECEPTION HALL

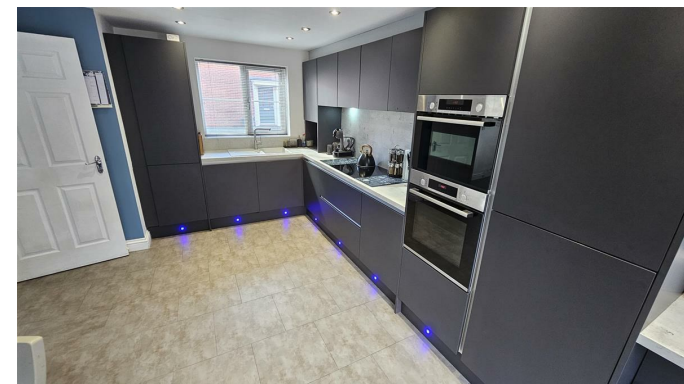
with stairs to the first floor incorporating stunning full height window. Central heating radiator. Fitted shoe cupboard.

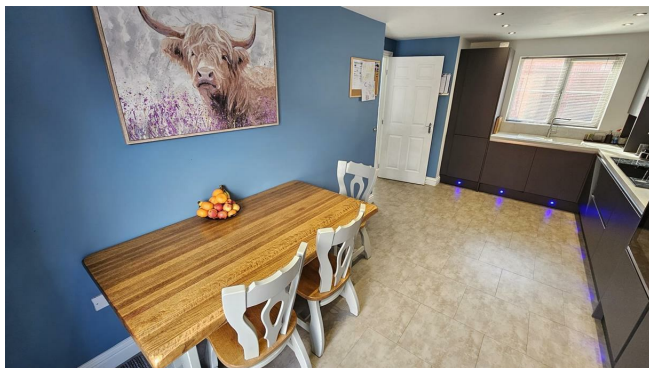
OPEN PLAN DINING KITCHEN

18'6 x 9'9 (5.64m x 2.97m)

UPGRADED FITTED KITCHEN AREA

with work surfaces to three sides with drawers and cupboards under and mood lighting to the base. Integrated dishwasher, washing machine, NEFF electric hob and Bosch double oven. Double glazed window to the front. Recessed lighting.



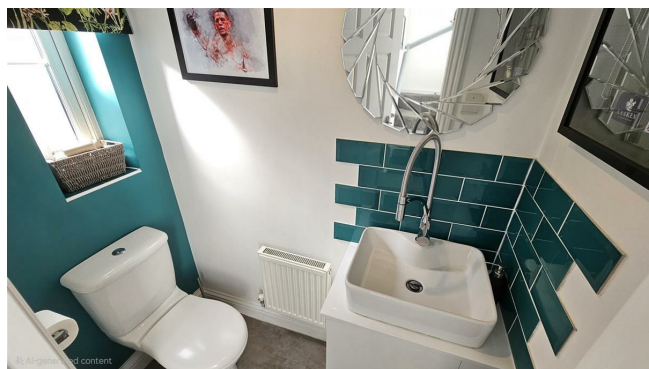
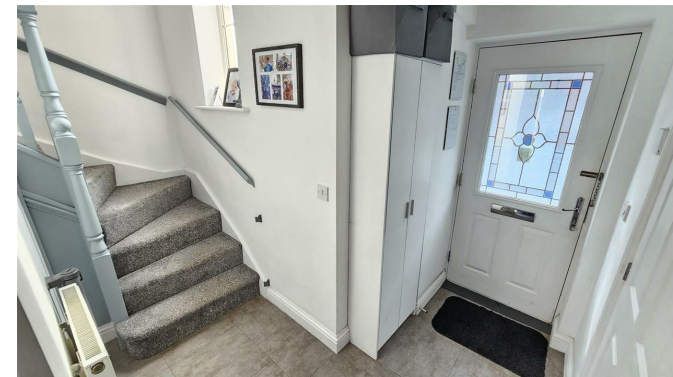


DINING AREA

with double glazed double doors to the patio area of the rear garden, a central heating radiator and a matching worktop as a breakfast bar.

CLOAKROOM

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

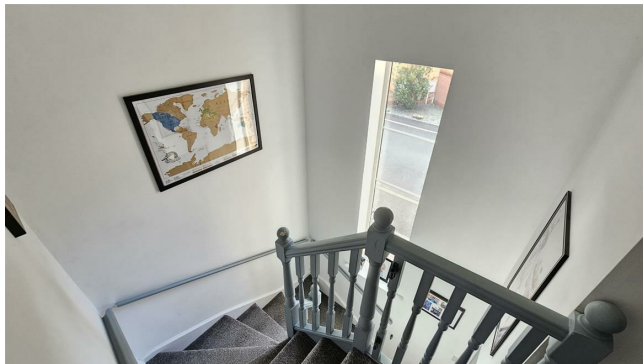




LOUNGE

13'0 x 11'0 (3.96m x 3.35m)
with a central heating radiator and UPVC
double glazed double doors leading out to
the rear garden.





LANDING

with full height feature window. Airing cupboard. Access to the loft space.

BEDROOM 1

11'0 x 10'0 (3.35m x 3.05m)
with double glazed window overlooking the rear.
Central heating radiator. Built-in wardrobes.

EN SUITE SHOWER ROOM

with double shower enclosure, pedestal wash basin and low flush W.C. Central heating radiator. Complementary tiling. Double glazed window.



BINGHAM'S COMMUNITY ESTATE AGENT

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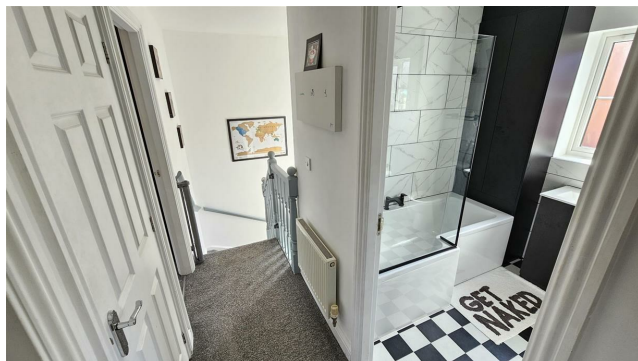
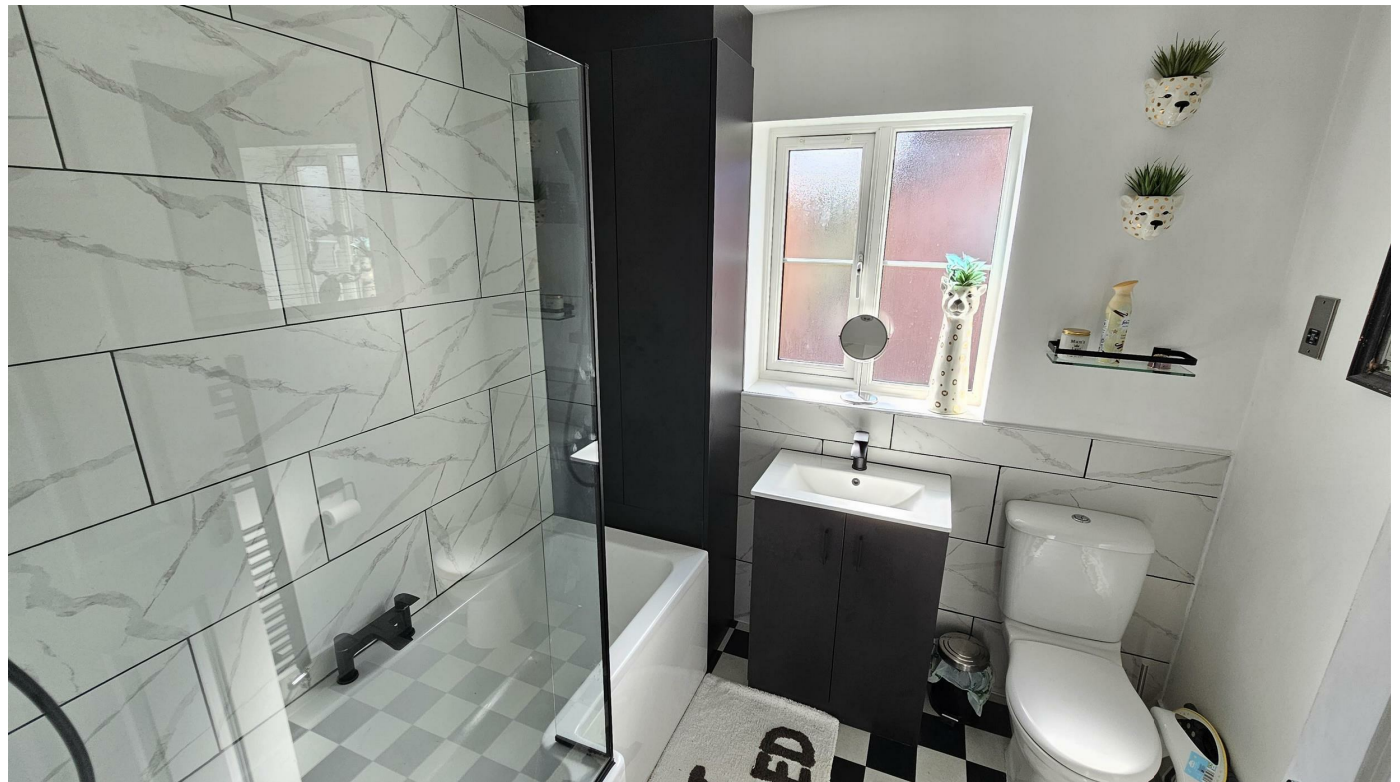


BEDROOM 2

11'3 x 8'6 (3.43m x 2.59m)
with double glazed window overlooking the rear. Central heating radiator.

UPGRADED BATHROOM

with a 3 piece suite comprising 'P' shaped bath with shower over with both rainwater and handset fittings, and a pivot screen, wash basin with cupboard under and a low flush W.C.. Central heating radiator. Complementary tiling. Double glazed window.





BEDROOM 3

8'0 x 7'0 (2.44m x 2.13m)
with double glazed window overlooking
the front. Central heating radiator.

OUTSIDE - FRONT

The property has a neatly maintained
frontage with mature shrubs and purple
chippings.





OUTSIDE - REAR

The position of this one should put it at the top of your viewing list due to the rear garden having a sun-trap area for those who enjoy al fresco dining during those balmy summer evenings. Sensibly, an outside tap has also been fitted. The landscaping includes a further area of white gravel for easy and dry play for little ones with a pathway leading to sitting area.

OUTSIDE - GARAGE AND PARKING

The GARAGE and parking space are very easily accessed via a communal driveway off Swale Grove at the rear.





Steve Pritchett

Please contact us for a FREE discussion on our services

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A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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