

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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Bingham
Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**2 TEES COURT, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8XE**

£274,000

2 TEES COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8XE

A wonderful 3 bedroomed home built by Redrow Homes to their Farnell design and completed in 2009 with 1044 sq.ft. of accommodation. Beautifully finished and presented with stylish kitchen fittings and tasteful touches throughout, this lovely property is well worth a closer look. As one would expect, the property is fully double glazed and gas central heated and further boasts a southerly facing and sunny rear garden with gated access to the parking space and a GARAGE to the rear.

The property comprises entrance hall, downstairs cloakroom, breakfast kitchen and a dining lounge with double doors to the sun-trap patio area of the rear garden. To the first floor are two double bedrooms and a family bathroom. To the second floor is the master bedroom with eaves storage and an en-suite shower room. Due to the elevated position, there are extensive views to the front towards Newton and Newark in the distance.

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 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.

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.



DIRECTIONAL NOTE Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto Mill Hill Development. Proceed along Mill Hill Road and, passing the right hand turn into Meadowsweet Hill, you will find Number 2 Tees Court on the left hand side; clearly denoted by our Hammond Property Services For Sale sign.

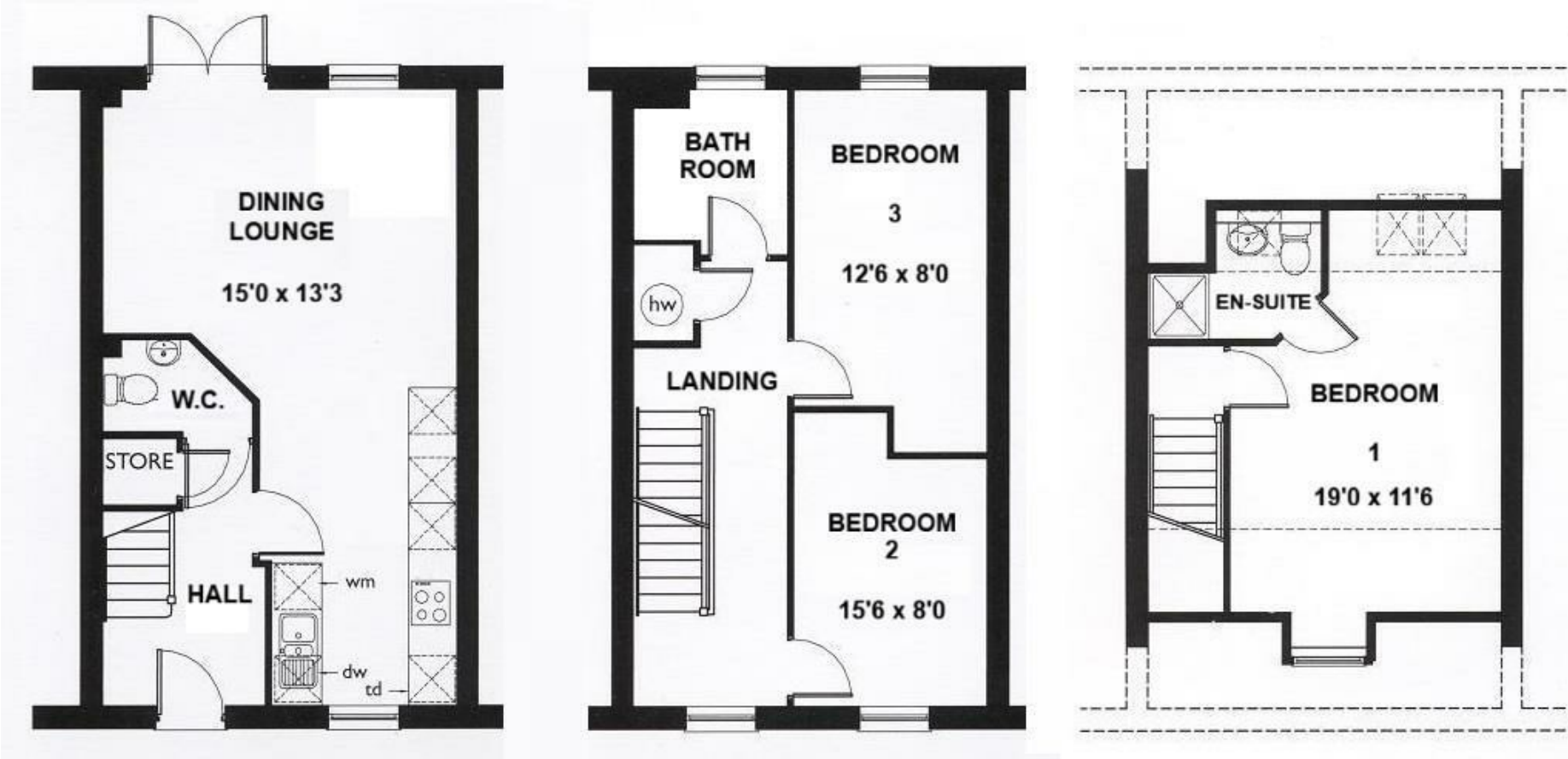
For Sat Nav use Post Code: **NG13 8XE**

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		7890
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

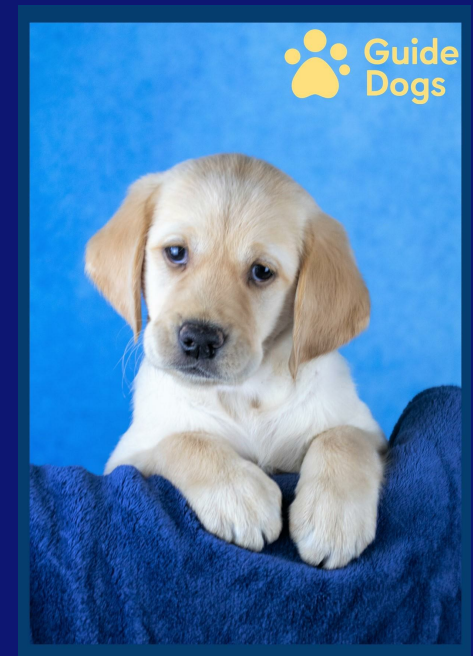
REFERRAL FEES

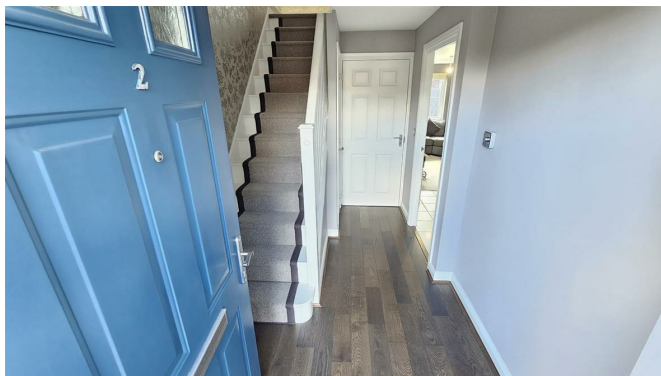
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.
27th August 2025

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.





Entrance door into

ENTRANCE HALL

with stairs to the first floor. Wooden flooring.

BREAKFAST KITCHEN

13'0 x 8'3 (3.96m x 2.51m)

with work surfaces to two sides with drawers and cupboards under and further range of full height cupboards. Double glazed window. Tiled splash backs. Gas hob with extractor hood over and double electric oven, integrated fridge/freezer and dishwasher. Plumbing for washing machine. Stainless steel one and a half bowl sink unit with mixer tap. Tiled flooring and recessed lighting.





DINING LOUNGE

15'0 x 13'3 (4.57m x 4.04m)

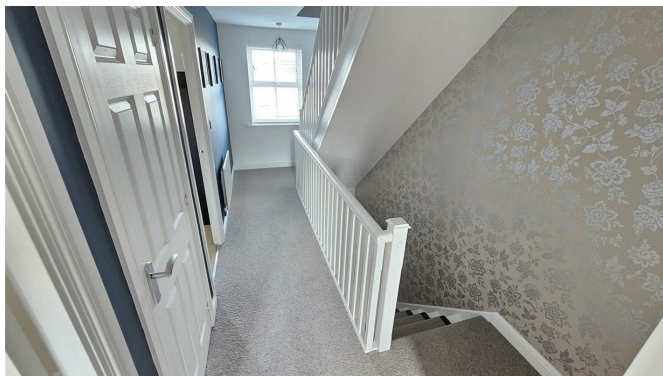
With double glazed double doors leading to the large patio area of the southerly facing rear garden. A further double glazed window and a central heating radiator.

GROUND FLOOR W.C.

6'4 x 4'0 (1.93m x 1.22m)

with low flush W.C. and wall mounted wash basin. Central heating radiator.





SEPARATE UNDER-STAIRS CLOAKROOM

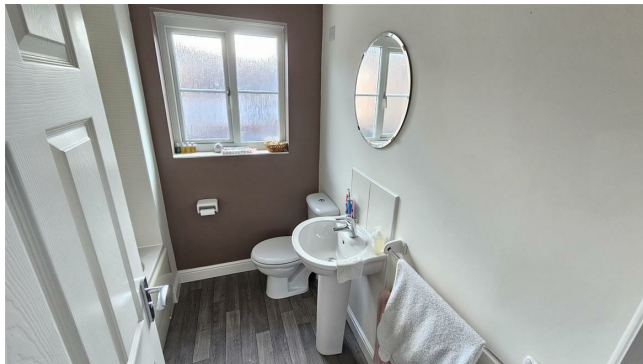
LANDING

Airing cupboard. Central heating radiator and double glazed window looking out to the front.

BEDROOM 3

12'6 x 8'0 (3.81m x 2.44m) with a double glazed window to the rear and a central heating radiator. View over the rear garden. A built-in double wardrobe.



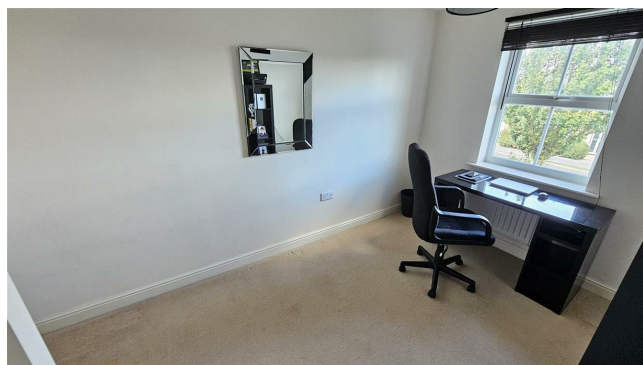
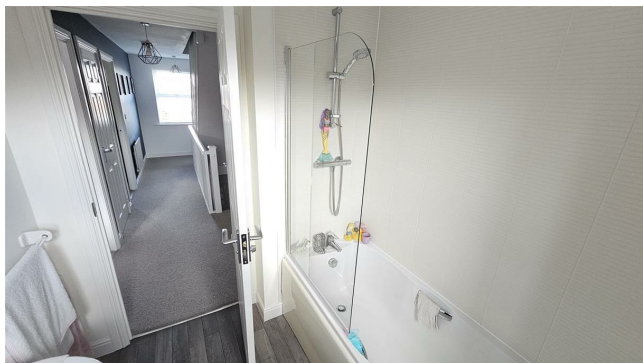
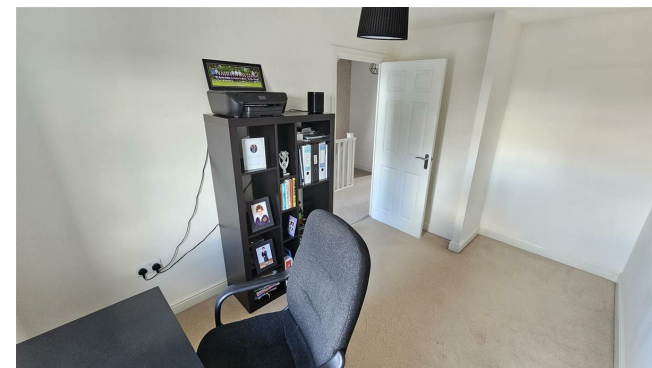


BATHROOM

with a three piece suite comprising panelled bath with a mixer tap, shower over and screen, pedestal wash basin and low flush W.C. Double glazed window. Central heating radiator. Recessed lighting.

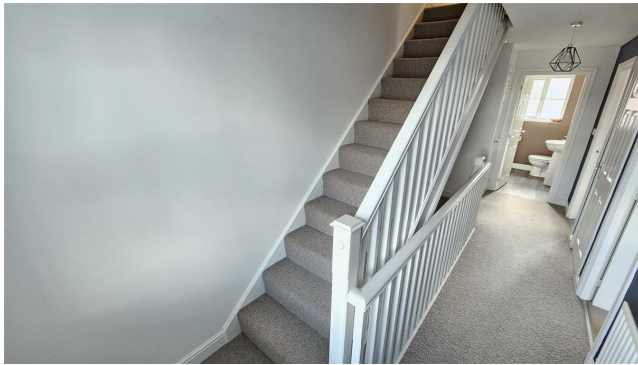
BEDROOM 2

15'6 x 8'0 (4.72m x 2.44m)
with a double glazed window to the front and a central heating radiator. Wardrobe recess.



BINGHAM'S COMMUNITY ESTATE AGENT

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SECOND FLOOR LANDING

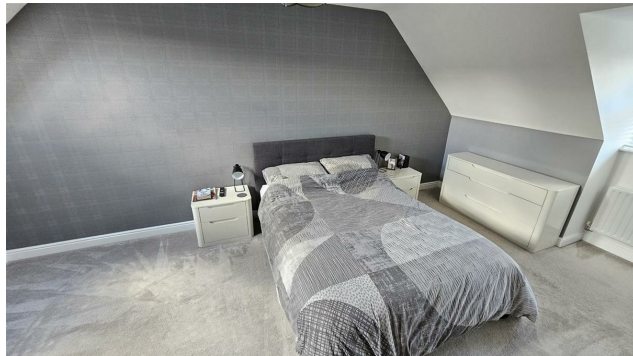
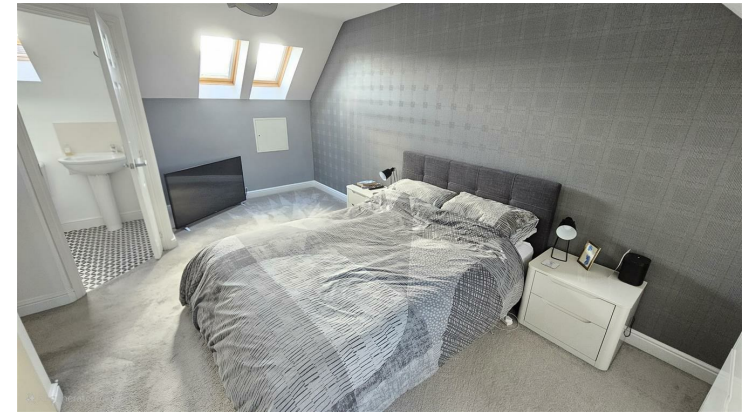
BEDROOM 1

19'0 x 11'6 (5.79m x 3.51m)

The feature bedroom... with double glazed velux windows to the rear and dormer window to the front with extensive views. Central heating radiator. Fitted wardrobes.

EN-SUITE SHOWER ROOM

with three piece suite comprising shower enclosure, pedestal wash basin and low flush W.C. Double glazed velux window. Chrome towel radiator. Recessed lighting.





OUTSIDE - FRONT & GARAGE

The front door is approached along a pedestrian walkway and is the second property enabling easy access. For vehicles, there is access to the parking area and GARAGE through the archway to the right of the property. The GARAGE for this property is on the right hand side and is clearly indicated within the photographs.





OUTSIDE - REAR

The landscaped rear garden is fully enclosed and southerly facing; ideal for those who enjoy plenty of sunshine. The elevated position of the property ensures more privacy than most. There is a large area of patio for those who enjoy al fresco dining 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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Please call **Denise Campbell** on **01949 87 86 90**





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