

FOR SALE

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www.hammondpropertyservices.com

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Nottinghamshire
NG13 8AR

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**19 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9FD**

£350,000

19 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FD

4 bedrooms for the price of 3... and two en-suite shower facilities... within an extensive detached bungalow of 1615 sq ft (150 sq m) in this highly regarded village to the east of Bingham. With ample parking to the front and side on the gravelled driveway and a very private rear garden.

The gas centrally heated interior benefits from double glazing and offers spacious accommodation and a garage at the end of the driveway which is ideal for those who require plenty of storage.

The layout of the bungalow allows buyers to choose one of the two layout options; either a 3 bedroomed bungalow with a large separate dining room or a 4 bedroomed home for those who require the additional sleeping arrangements.

The property is being offered with NO CHAIN to enable a speedy purchase for the right buyer.

The property is situated on a very established road of similarly styled bungalows within this very desirable village, just a few minutes drive of the local market town of Bingham where there is a wide range of shopping available. Whatton in the Vale is well located for easy access to the A52 & A46 which, in turn, provide access to the major surrounding commercial centres.

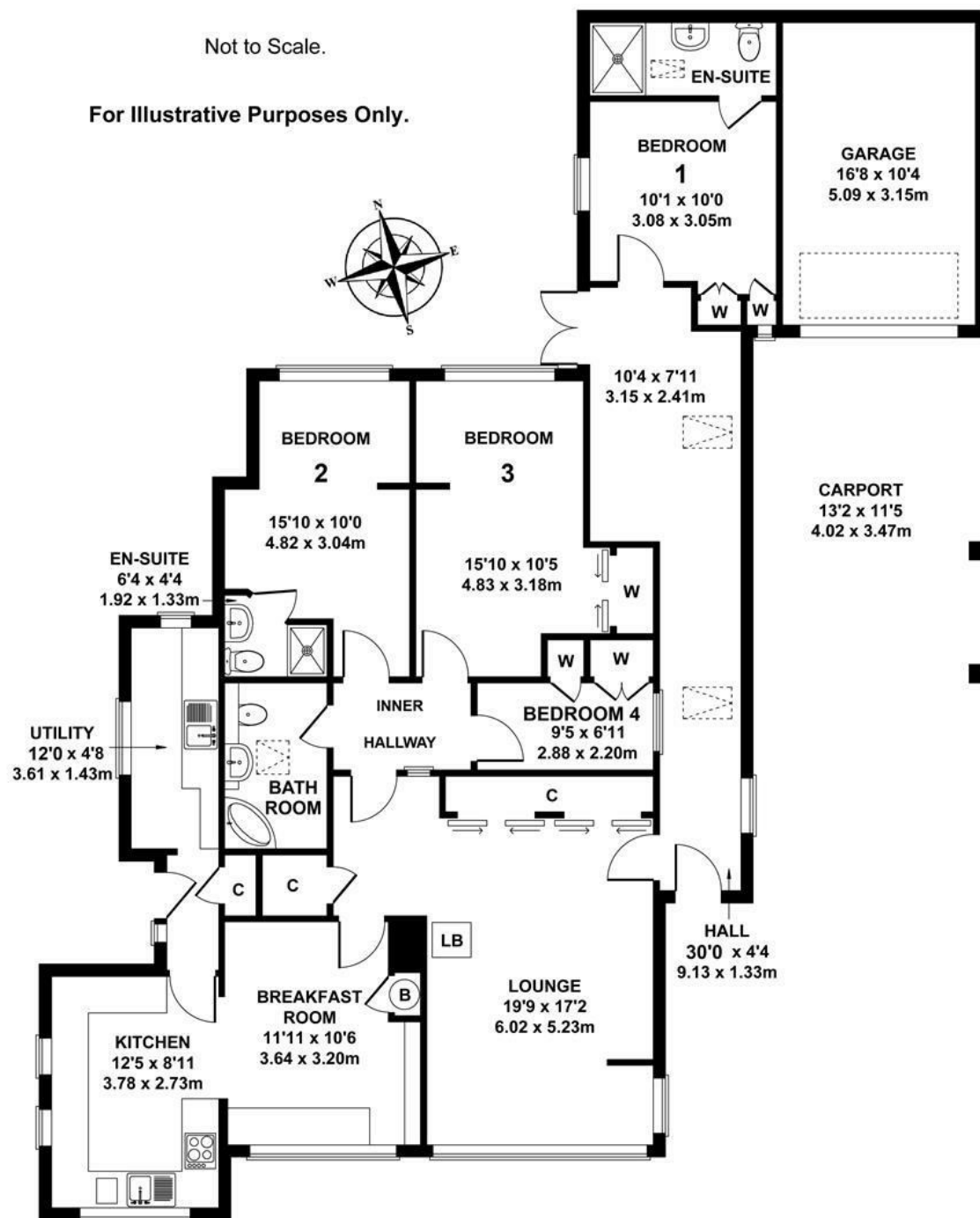
In all, this is a home of space and style which is worthy of an early internal inspection. Past experience has shown that these bungalows prove extremely popular with purchasers, so don't miss out.

Whatton lies at the heart of the Vale of Belvoir on the south bank of the River Smite just to the north of the A52 and twelve miles east of Nottingham. The village is served by Aslockton railway station and has excellent links to the North, South, East and west via the A52 and A46. Whatton is just 15 minutes from Grantham Train Station where central London is a mere 70 minutes away by train.



Not to Scale.

For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Council Tax Band

E

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 Fosse Way View Care Home on the right. At the T junction, turn left onto the A52. Pass the turning on the left to Hawksworth and Scarrington. Pass the slip road turning to Whatton and Aslockton. Turn next left as directed to Whatton in the Vale. At the Village Green, bear left into Conery Lane and then turn second right into Conery Gardens. Follow the road towards the quieter end of the cul-de-sac where the property can be found on the right hand side, clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9FD

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.

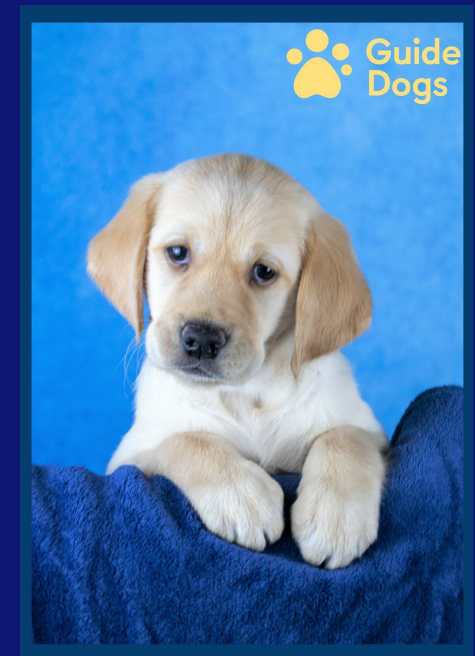
REFERRAL FEES

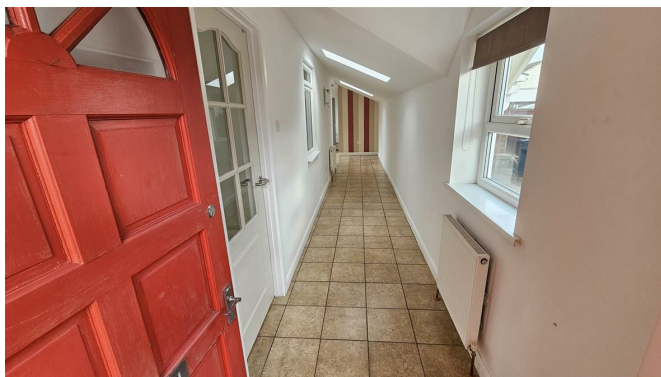
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.
27th August 2025

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 timber entrance door leads into the

30'0 LONG HALLWAY

with a central heating radiator and a double glazed window to the side. Two velux windows.

LOUNGE

19'9 x 17'2 (6.02m x 5.23m)

with a central heating radiator and a double glazed window to the front. Sliding doors to the full width storage cupboards. Recessed lighting and a double glazed door to the side elevation. Wood effect flooring.



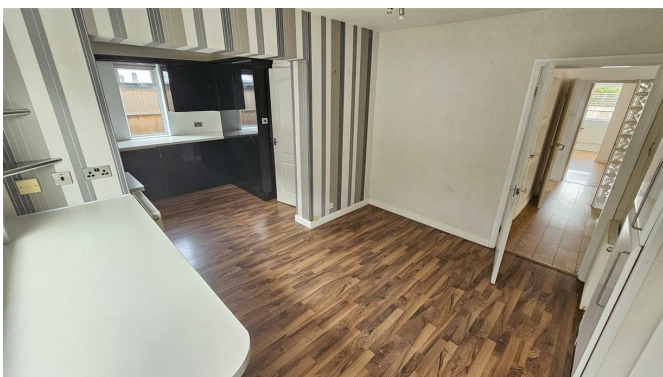


DINING / BREAKFAST AREA

12'0 x 10'6 (3.66m x 3.20m)
with two central heating radiators and a double glazed window to the front. Recessed lighting and a breakfast bar area with cupboards under. Wood effect flooring.

KITCHEN AREA

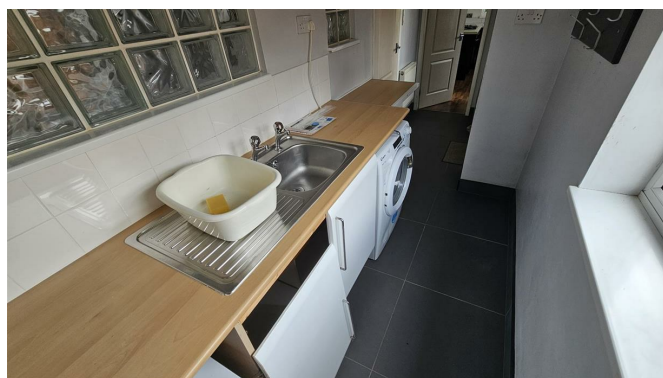
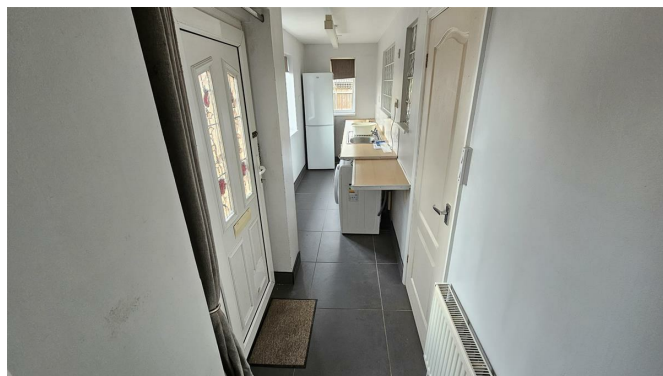
12'6 x 9'0 (3.81m x 2.74m)
with marble effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Four ring gas hob with extractor hood over and electric oven under. Integrated fridge and freezer. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Wood effect flooring.





UTILITY ROOM

12'0 x 4'8 (3.66m x 1.42m)
with a central heating radiator, work surface with cupboards under. Plumbing for a washing machine. Single bowl stainless steel sink unit. Tile effect flooring. Two double glazed windows and a double glazed door to the rear garden area.





INNER HALLWAY
with wood effect flooring.

BEDROOM 2
16'0 x 10'0 (4.88m x 3.05m)
with a central heating radiator and a
double glazed window to the rear.
Wood effect flooring.

EN-SUITE SHOWER ROOM
with a low flush W.C., wash hand
basin with cupboard under and a
walk-in shower.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 3

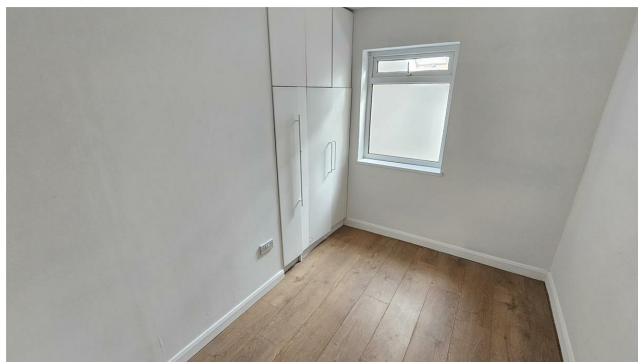
16'0 x 10'6 (4.88m x 3.20m)
with a central heating radiator and a double
glazed window to the rear. Mirror fronted
wardrobes.

BEDROOM 4

9'6 x 7'0 (2.90m x 2.13m)
with a central heating radiator and a double
glazed window to the side.

BATHROOM

Fitted with a panelled corner bath with electric
shower over, wash hand basin with cupboard
under, a low level flush W.C.





BACK TO THE LONG HALLWAY

with a central heating radiator and a double glazed door to the rear garden. Tiled flooring and recessed lighting.

BEDROOM 1

10'0 x 10'0 (3.05m x 3.05m)

with a central heating radiator and a double glazed window overlooking the rear garden.

EN-SUITE SHOWER ROOM

with a low flush W.C., wash hand basin with cupboard under and a walk-in shower enclosure.

OUTSIDE - FRONT

With ample parking to the front and side on the gravelled driveway that leads to the GARAGE. A grassed area with mature trees and shrubs providing plenty of privacy.





OUTSIDE - REAR

A fully enclosed rear garden with extensive patio area and a central circle of lawn which is surrounded by grey slate chippings and pathways. Fruit-bearing trees and mature shrubs provide the colour and texture to this tranquil haven.





Steve Pritchett

Please contact us for a FREE discussion on our services

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





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→



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