

FOR SALE

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Nottinghamshire
NG13 8AR

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**10 DOUGLAS ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8EL**

£285,000

Another opportunity to acquire one of these very popular Enness Homes built, gas centrally heated and double glazed family homes which offer typically spacious day to day living space – with the bonus the extensions to the ground floor kitchen and dining areas. It is also only less than five minutes by car from Bingham Market Place where there are a range of shops as well as a regular bus and rail service to Nottingham City Centre.

The good sized accommodation is well matched by an equally spacious and very private rear garden – perfect for growing families. Indeed, for those with young children, the location could not be better as the property is just a couple of minutes' walk from the highly regarded Carnarvon Primary School – so there is no excuse for being late for morning registration!

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. 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!

In all, this is a home for which we strongly recommend an early internal viewing as a mere kerbside inspection only hints at the size of the accommodation on offer – with the potential for further development and enhancement to your own tastes - hence the price - now is the chance to pick up this bargain! The property is being offered with NO CHAIN to enable a speedy purchase for the right buyer.

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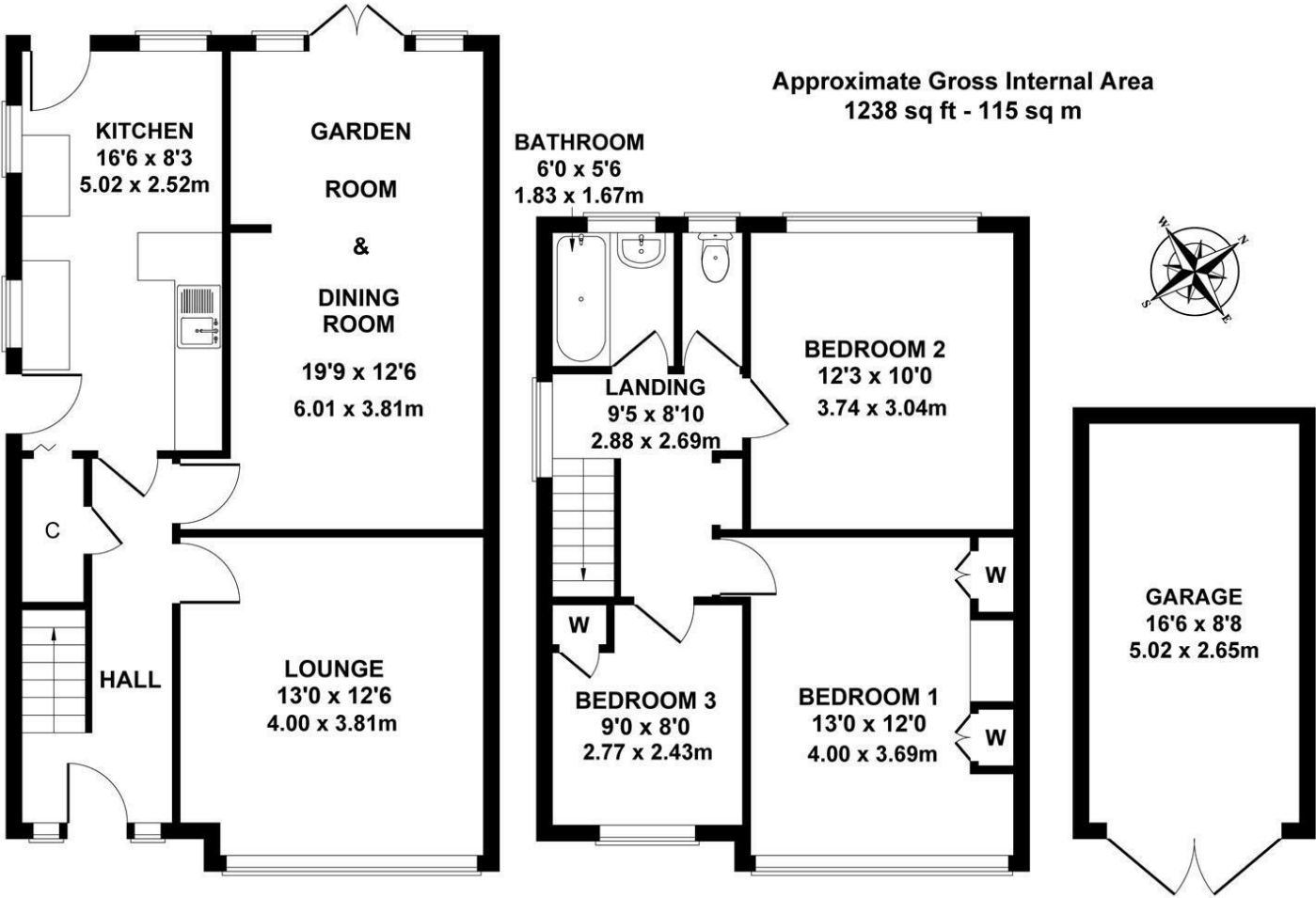
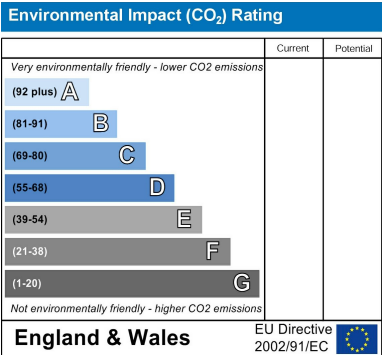
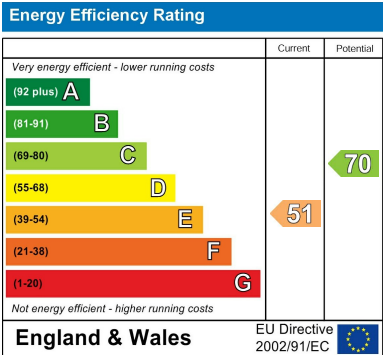


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, continue straight ahead into Long Acre East. Follow the road round to the left and pass the park on the right. Turn next right into Abbey Road. At the T junction turn left into Nursery Road, right into Carr Road, then left at the T Junction into Douglas Road where this particular property will be found immediatley on the left hand side, clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8EL

Council Tax Band

D



Not to Scale. For Illustrative Purposes Only.

GARAGE

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.

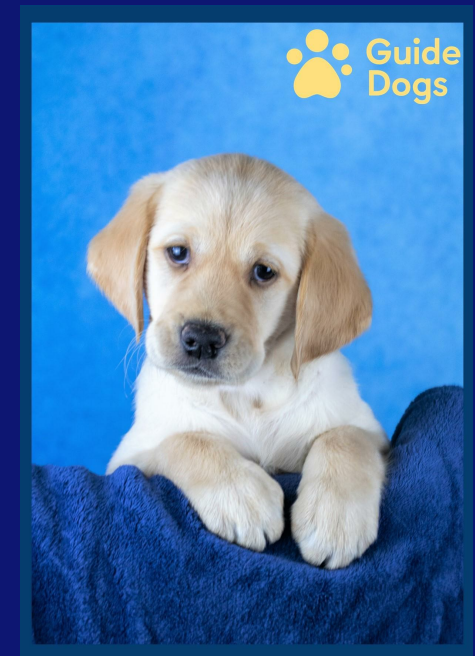
REFERRAL FEES

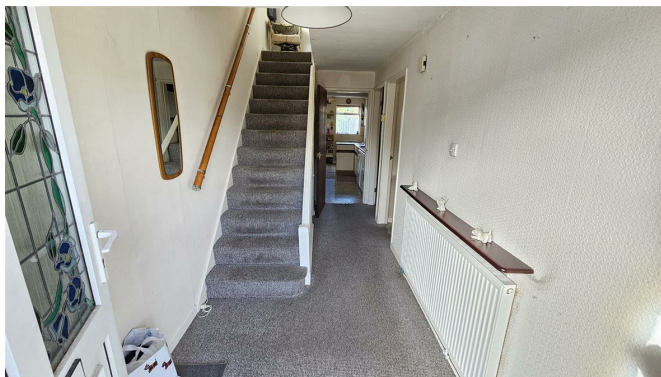
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.
27th August 2025

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!

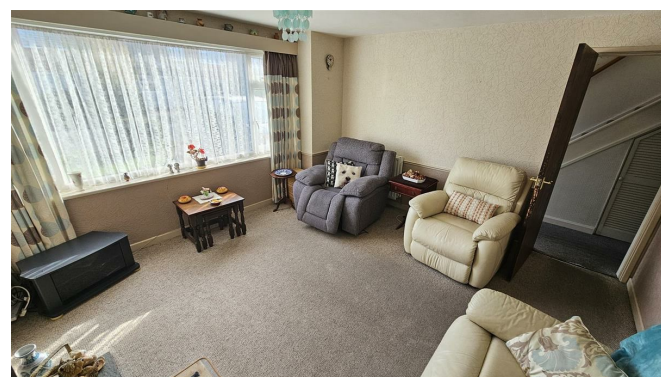
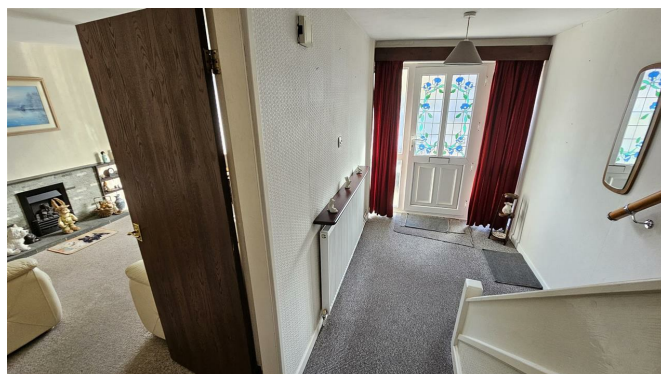
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Entrance door into the
HALLWAY
 with stairs to the first floor. Central heating radiator.

LOUNGE
 13'0 x 12'6 (3.96m x 3.81m)
 Double glazed window overlooking the front garden. Central heating radiator.





DINING ROOM & GARDEN ROOM

19'9 x 12'6 (6.02m x 3.81m)
with double glazed French doors leading to the patio area of the very sunny and westerly facing rear garden. Central heating radiator and a feature fireplace.





EXTENDED KITCHEN

16'6 x 8'3 (5.03m x 2.51m)
with a double glazed windows and a central
heating radiator. Double glazed doors to the
side and rear elevations.



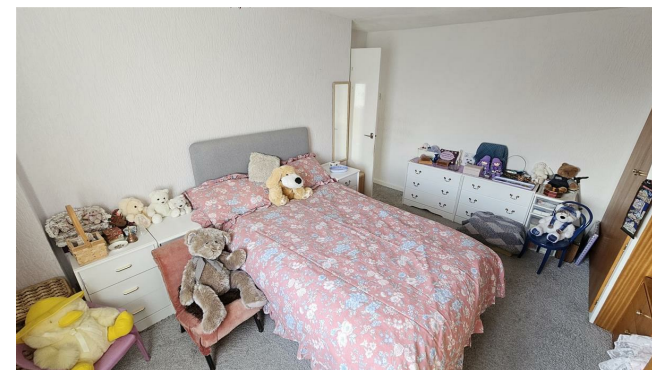


LANDING

with airing cupboard and a double glazed window to the side elevation.

BEDROOM 1

13'0 x 12'0 (3.96m x 3.66m)
with double glazed window overlooking the front garden. Central heating radiator. Built-in wardrobes.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 2

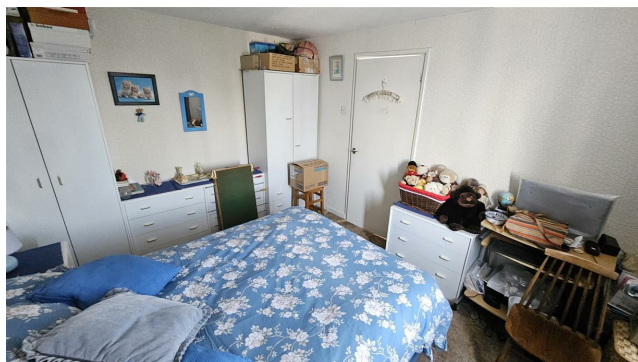
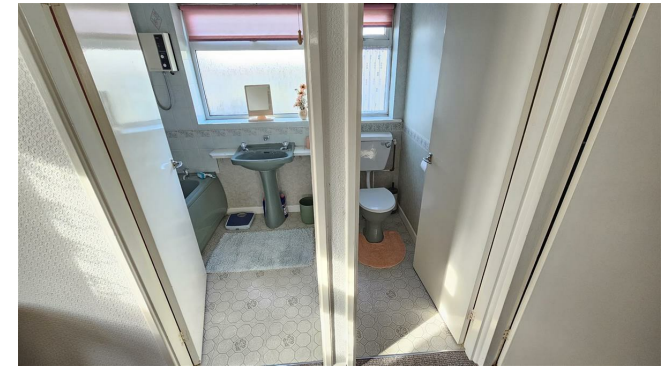
12'3 x 10'0 (3.73m x 3.05m)
with double glazed window overlooking the rear garden. Central heating radiator.

SEPARATE BATHROOM

a fully tiled room with a panelled bath, a wash basin and a double glazed window. Central heating radiator.

SEPARATE W.C.

with a low flush W.C. and a double glazed window.





BEDROOM 3

9'0 x 8'0 (2.74m x 2.44m)
with double glazed window overlooking the front garden. Central heating radiator. Built-in cupboard over the stairs.

OUTSIDE - FRONT

To the fore of the property is a block paved frontage with a driveway providing ample parking for 2 vehicles and leading to the detached GARAGE 16'6 x 8'8. An established lawn and shrub plantings provide both colour and texture.





OUTSIDE - REAR

The established rear garden provides plenty of colour and is fully enclosed with fencing. The garden is laid to lawn with a spacious patio for al fresco dining during those balmy summer evenings. Whilst the shaping of the garden is established, a suitable scheme of landscaping can only enhance the mature shrubs and plants that are already in place.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

