



Hammond
Property Services

FOR SALE

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

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**13 CHAPELFIELD GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8HL**

£475,000

What a beautiful and cleverly designed 4 bedroomed detached family home... completed by Linden Homes in 2013 to their Casterton design (146 sq.m.), nicely tucked away towards the end of the cul-de-sac, far enough away from the hustle and bustle of the main roads and the property has been well maintained by the current owners and, being on a corner plot, enjoys plenty of light due to its south-westerly aspect... plenty of sunshine.

Situated on the select Linden Homes 'Bluebell Development', close to all the local major road links and within the catchment area for Carnarvon Primary School. There are the standard benefits from gas central heating and UPVC double glazing.

For those who have experienced a change in working patterns and location, this one might be ideal with a separate Home Office to the front or a peaceful snug for those wishing to escape for quiet time. Four large bedrooms with an en-suite shower room to the main bedroom and a separate family bathroom, to which there is private access for Bedroom 2.

Situated within a leafy and quiet setting with mature trees all around... the perfect outlook. The DOUBLE GARAGE is to the right hand side and benefits from a separate courtesy door to the side from the rear garden and eaves storage. For the growing family, there is ample car standing in front of the garages.

To the front, the property overlooks the greenery of the Linear Walk with a view that changes throughout the seasons. With easy access to the Walk only a minute away, which leads to the fields and open countryside via bridleways and footpaths.

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 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.

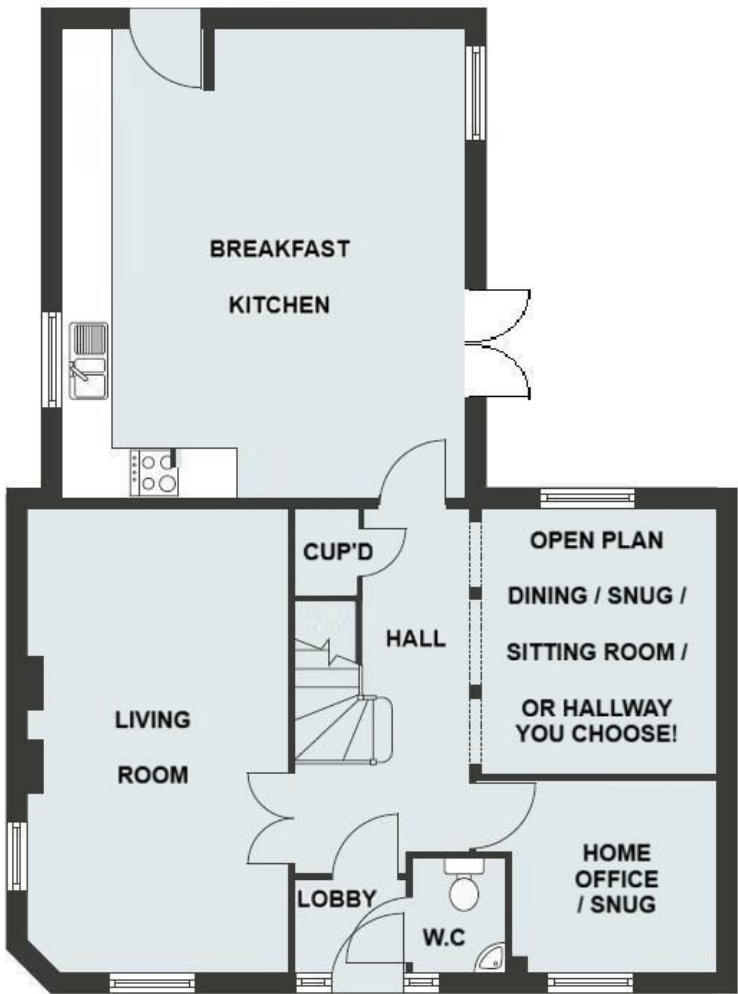
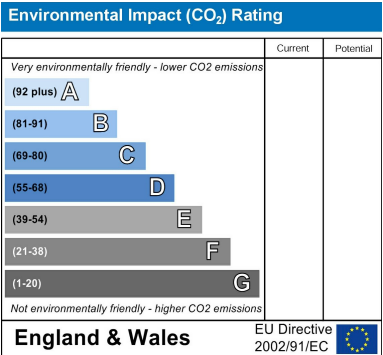
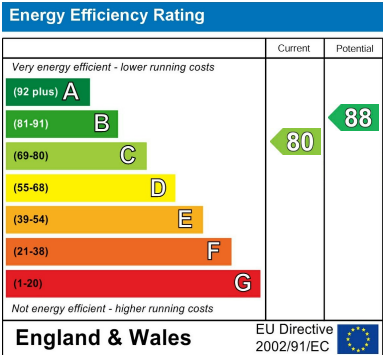
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Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

Sensibly, an outside Ohme Home Pro EV charger has been fitted to the side of the house, adjacent to the drive.

N.B. There is a service charge for maintaining the communal areas around the development. At the time of instruction this is £229 per annum.



Council Tax Band **F**

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 left into Starnhill Way and then first left in Southfield Grove. At the T Junction, bear left at this property will be found immediately on the left hand side overlooking the trees and denoted by our Hammond Property Services For Sale sign.

For Sat Nav use Post Code:
NG13 8HL

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.

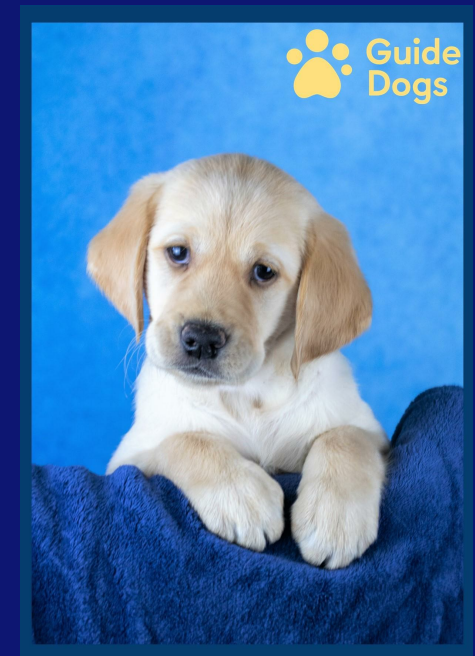
REFERRAL FEES

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. 1st October 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.





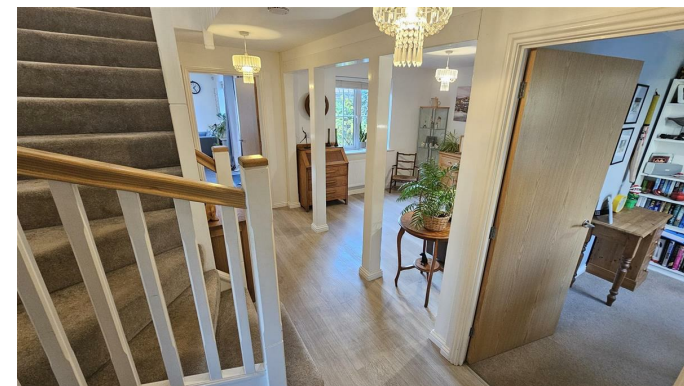
Double glazed entrance door into the

ENTRANCE LOBBY

with a central heating radiator and a double glazed window to the front.

ENTRANCE HALLWAY

The entrance hallway features an attractive dog-leg spindle balustrade staircase leading to the first-floor landing, with a useful understairs cupboard beneath. It opens into a versatile reception area that can serve a variety of purposes but was originally intended as a formal dining room, but is currently used as an additional sitting room. The space also includes a central heating radiator and a double-glazed window overlooking the rear.



OPEN PLAN BREAKFAST KITCHEN

19'6 x 17'0 (5.94m x 5.18m)

well proportioned, light and airy, open plan everyday living/entertaining space which will undoubtedly become the hub of the home with windows to three elevations, and a double glazed door into the garden. The kitchen is large enough to accommodate both a living and dining area having inset skylights to the ceiling, the kitchen being fitted with a generous range of gloss fronted wall, base and drawer units with brush metal fittings, an L shaped run of laminate preparation surfaces with inset stainless steel sink and drain unit with chrome swan neck mixer tap and tiled splash backs, integrated appliances including Zanussi single oven with four ring gas hob over with stainless steel splash back and wall mounted chimney hood and dishwasher, plumbing for washing machine, gas boiler located in a fitted larder unit which matches the main kitchen units, tiled floor, two central heating radiators, composite double glazed exterior door and further French doors into the garden.



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LIVING ROOM

19'6 x 11'0 (5.94m x 3.35m)

A well proportioned reception benefitting from a dual aspect with double glazed window to the front and side, the focal point to the room being a feature fire surround and mantel with inset electric log effect fire and alcove to the side, the room having two central heating radiators.

HOME OFFICE / SNUG

8'7 x 8'0 (2.62m x 2.44m)

The perfect home office with a central heating radiator and a double glazed window to the front, with a view across to the Linear Walk.

CLOAKROOM / W.C.

with a low flush W.C. and pedestal wash basin with chrome mixer tap and tiled splash backs, central heating radiator and double glazed window to the front.



OPEN PLAN DINING AREA / HALLWAY

18'0 x 12'0 (5.49m x 3.66m)

From the open plan hallway / dining area, an attractive dog-leg spindle balustrade staircase leading to the first-floor landing, with a useful understairs cupboard beneath.





GALLERIED LANDING

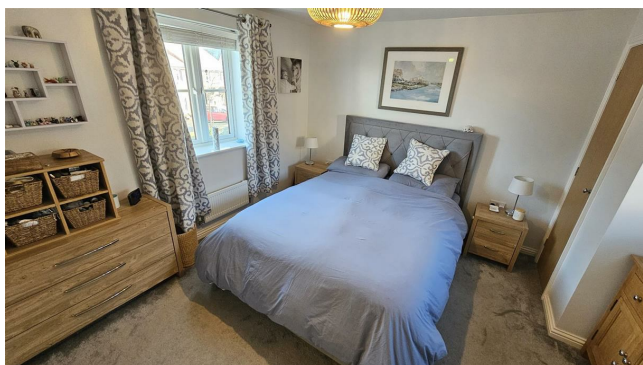
11'0 x 10'6 (3.35m x 3.20m)
with access to the loft and a central heating radiator. A useful and spacious airing cupboard.

BEDROOM ONE

12'0 x 11'3 (3.66m x 3.43m)
with a central heating radiator and double glazed windows to the side aspects creating a wonderful sense of light throughout. Built-in double wardrobes.

EN-SUITE BATHROOM

with a walk-in shower, wall mounted wash hand with tiled splashback basin & low flush W.C. with concealed cistern. Obscure glazed window to the side elevation.



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BEDROOM TWO

11'6 x 11'6 (3.51m x 3.51m)
with a central heating radiator and a double glazed window to the front aspect. There is a door that leads into the main family bathroom which results in an en-suite arrangement if needs be.

FAMILY BATHROOM

Panelled bath with a mixer tap shower attachment, concealed cistern WC, wall mounted wash hand basin, complementary tiling to walls, heated towel rail and a double glazed window to the side aspect.



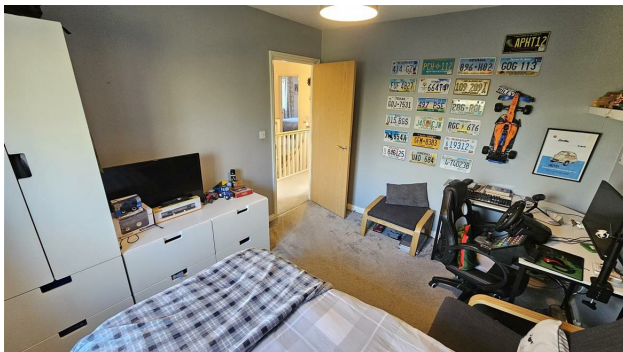


BEDROOM THREE

11'9 x 10'0 (3.58m x 3.05m)
with a central heating radiator and a double glazed window to the front aspect.

BEDROOM FOUR

10'0 x 7'6 (3.05m x 2.29m)
with a central heating radiator and a double glazed window to the rear aspect.





OUTSIDE - FRONT

To the front of the property is a small and easy to maintain shrub garden for planting with box hedging and a pathway to the front door. The driveway is located to the right hand side, providing both off road parking and access to the DOUBLE GARAGE.

OUTSIDE - REAR

There is gated access to the fully enclosed rear garden to which there is a lawn, a sun-trap and much-extended patio area leading from the breakfastkitchen. The rear garden is fully enclosed with timber fencing and is mainly laid to lawn.... with the patio area large enough for those who enjoy entertaining during those balmy summer evenings. A further area for drying or seating with block paving. Sensibly, an outside tap has been provided.





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!

