



Hammond
Property Services

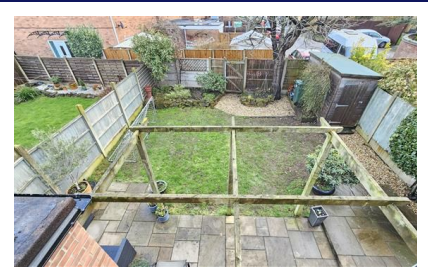
FOR SALE
01949 87 86 85
www.hammondpropertyservices.com

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**14 SYCAMORE CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8GZ**

£340,000

14 SYCAMORE CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8GZ

From a mere kerbside inspection it is impossible to fully appreciate the size of this quite superb modern home which has been considerably enhanced by extensions and alterations to the overall ground floor accommodation..... a fabulous feeling of space created by the conversion of the garage into a Home Office / Snug area as well as a further Play Area / Snug adjacent to the dining area, from which there are now bi-fold doors leading into the rear garden. The kitchen area is now open plan to the dining area and there is still the separate Lounge... a peaceful haven from the rest of the house!

The tastefully appointed interior has been decorated to a stylish contemporary design which gives the whole house a light and airy feel. With more parking to the front than most at this price range - due to the extended block paved area of driveway. Sensibly, an electric car charging point has been fitted to the front.

The property is favourably located in a cul de sac and is also just a few minutes from the well-regarded Carnarvon Primary School – a real bonus for those with young children, however, no excuse for being late for Morning Registration!

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.

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.

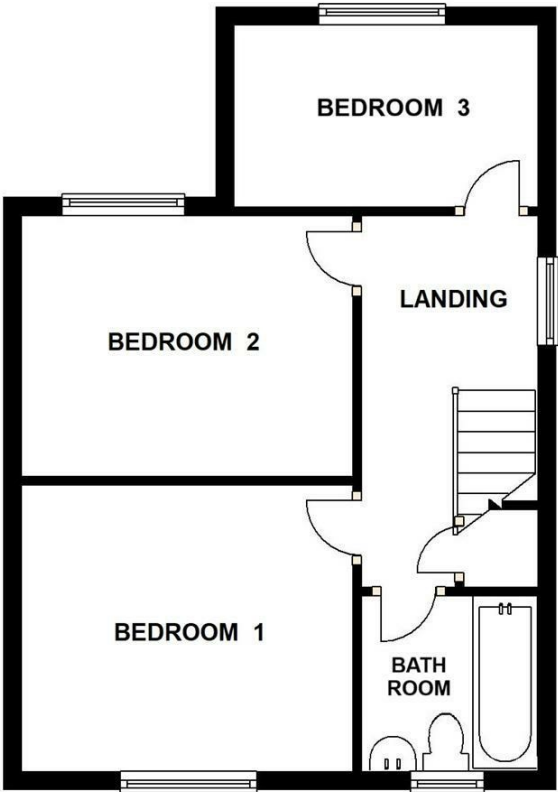
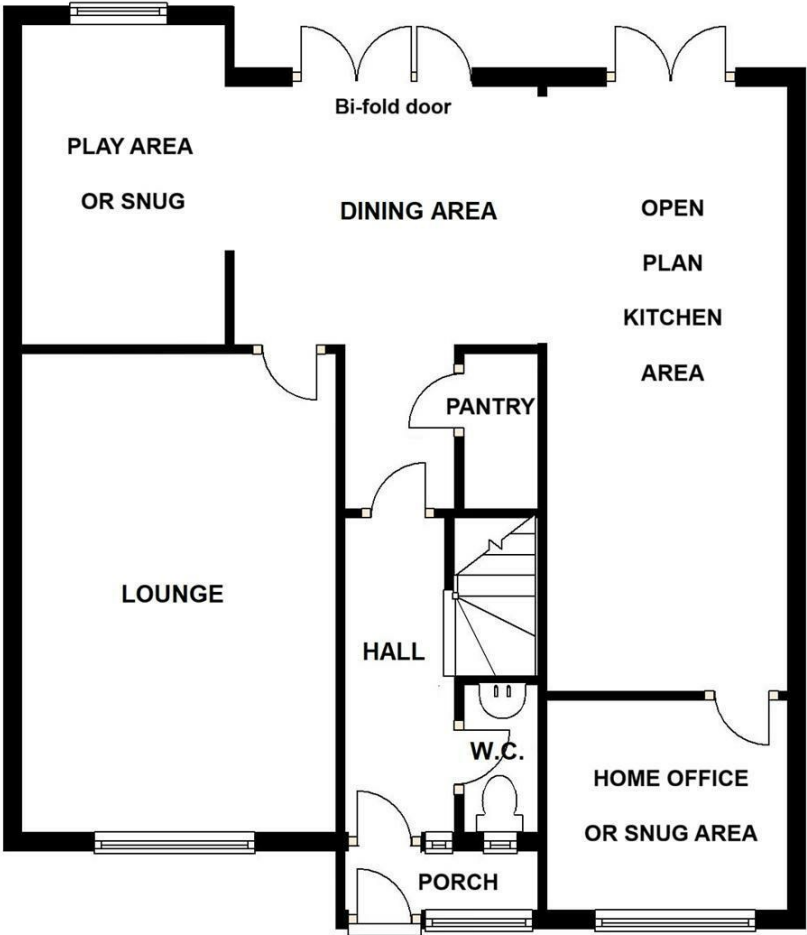
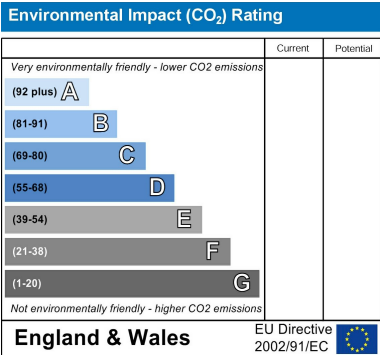
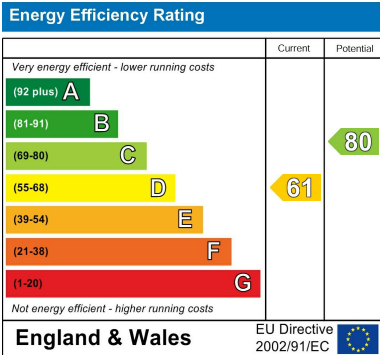


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. Turn left into Willow Road and take the first right into Sycamore Close and the property will then be found at the head of the cul-de-sac, clearly denoted by the Hammond Property Services For Sale sign.

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

Council Tax Band

C



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

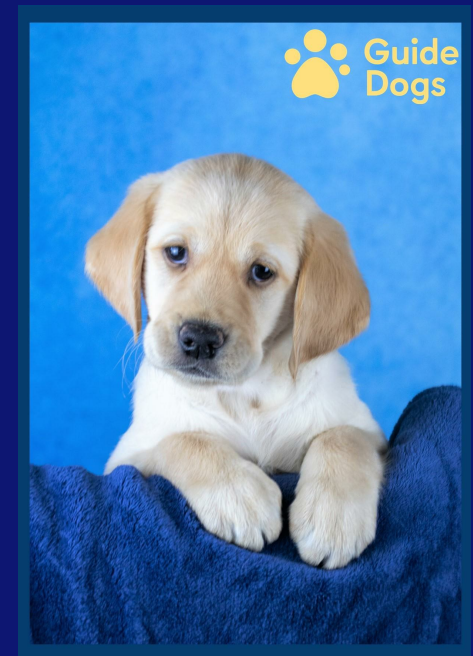
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





UPVC double glazed front door into Entrance Porch

ENTRANCE PORCH

UPVC double glazed window to the front elevation, tiled flooring and solid wooden door and side panel into Entrance Hall. The additional and extended porch area provides the ideal space for family storage of shoes and coats.

ENTRANCE HALL

White panel doors to the ground floor accommodation and returning staircase leading to the first floor.

OPEN PLAN DINING KITCHEN AREA

with herring-bone flooring throughout





KITCHEN AREA

A completely integrated kitchen

PLAY AREA / SNUG

uPVC double glazed window to the rear elevation over looking the garden and Velux skylight.





HOME OFFICE / SNUG AREA

created from the original garage, with a double glazed window to the front and a central heating radiator.

LOUNGE

16'2 x 11'0 (4.93m x 3.35m)

a lovely bright reception space with uPVC double glazed window to the front elevation, television point, feature multi fuel burning stove with wooden mantel over and white panel door to Living Family Kitchen.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising: W.C. and wall mounted wash basin with tiled splash back and window to the front.





LANDING

UPVC double glazed window to the side elevation, white panel doors to first floor accommodation and airing cupboard housing the gas combination boiler.

BEDROOM 1

12'6 x 10'2 (3.81m x 3.10m)
with a central heating radiator and a double glazed window to the front elevation with views looking down the quiet cul-de-sac.

BEDROOM 2

12'0 x 9'2 (3.66m x 2.79m)
with a central heating radiator and a double glazed window to the rear elevation



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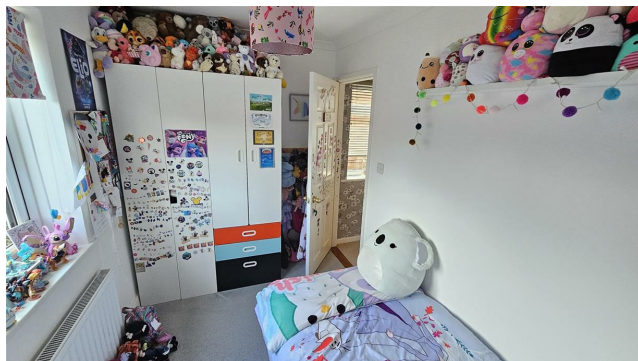


BEDROOM 3

11'0 x 6'8 (3.35m x 2.03m)
with a central heating radiator and a double
glazed window to the rear elevation

BATHROOM

Fitted with a three piece suite comprising a low
flush W.C., a pedestal wash basin and panel
bath with shower over with both handset and
rainwater fitting, feature pearlescent tiling,
stainless steel vertical towel radiator, obscure
uPVC double glazed window to the front
elevation and herring-bone flooring.





OUTSIDE - FRONT

With more parking to the front than most at this price range - due to the extended block paved area of driveway for two vehicles. Sensibly, an electric car charging point has been fitted to the front and a raised flower bed is ready for the colourful plantings.





OUTSIDE - REAR

Immediately to the rear of the property is a good sized patio area running the full width with a wooden pergola; the ideal area for entertaining and alfresco dining during those balmy summer months and leading onto a shaped lawn with pebbled borders and raised flower beds. There is a pedestrian timber gate to the rear and timber shed... ideal for storage.





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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!



www.hammondpropertyservices.com

BINGHAM'S COMMUNITY ESTATE AGENT



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
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Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

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





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Then get one of these!!!

→



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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!