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**23 PALMER AVENUE, OFF NORMANTON LANE, BOTTESFORD,
LEICESTERSHIRE NG13 0GU**

£320,000

23 PALMER AVENUE, OFF NORMANTON LANE, BOTTESFORD, LEICESTERSHIRE NG13 0GU

A detached family home completed by Miller Homes to their very popular Malvern design in 2021 with an enviable position and probably the best landscaped garden at this price range? Plenty of upgrades from the standard, with a separate lounge area, an open plan dining kitchen and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and two further bedrooms which are serviced by the family bathroom.

The landscaped rear garden is fully enclosed with off street parking spaces for two vehicles to the right hand side on the driveway that also leads to the secure double gates and the haven beyond. The rear garden enjoys two specific dining areas including...

'WALLS UP, WALLS DOWN' - The owner has invested the perfect solution for those requiring more LIVING space... with the addition of an ingenious living space in the garden with the fitting of a 'walls up, walls down' space with a 'vented or closed' roof! In the winter... another 'room' with space for an internal heater. In the summer, a shelter from the rays of the sun... such a clever way of adding more living space to the home. There is further dining or sunbathing area from the extended patio - currently sheltered by the large umbrella... fabulous al fresco living... with plenty of leaves, foliage and movement providing both the texture and colour so seldom missing from modern gardens.

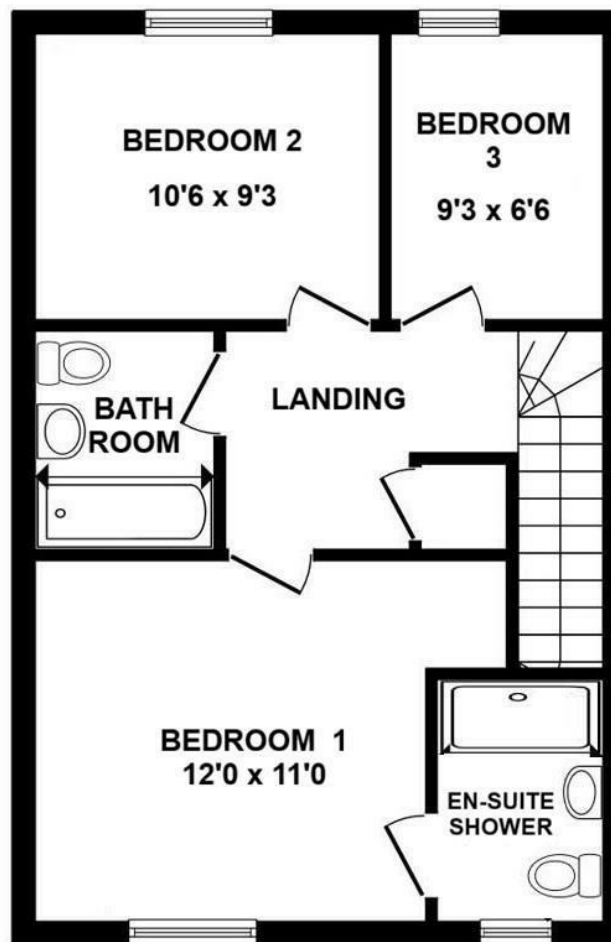
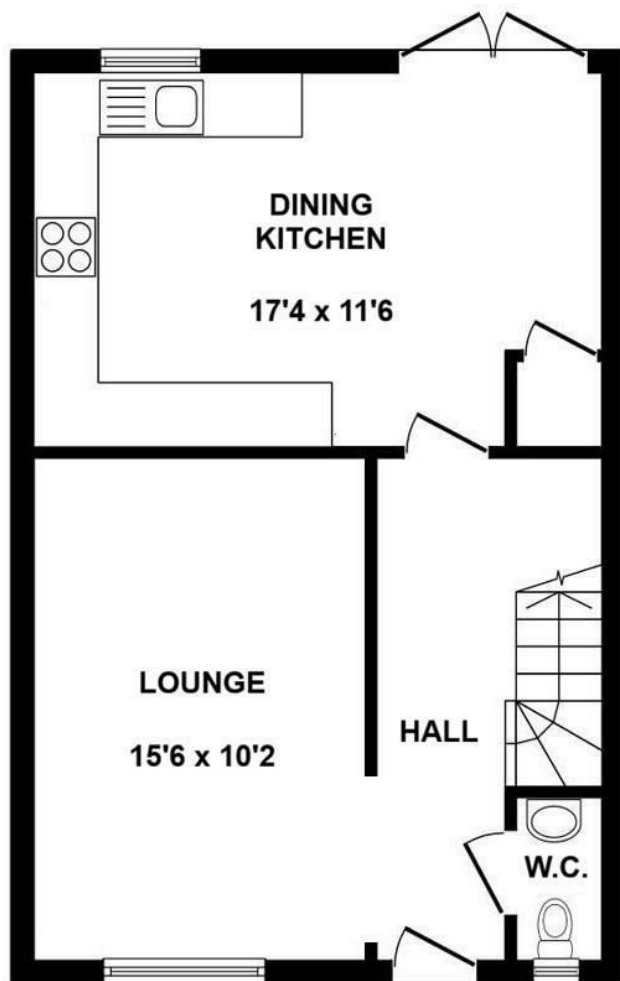
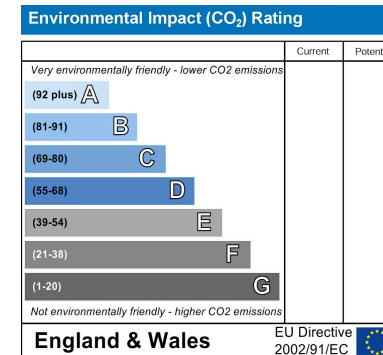
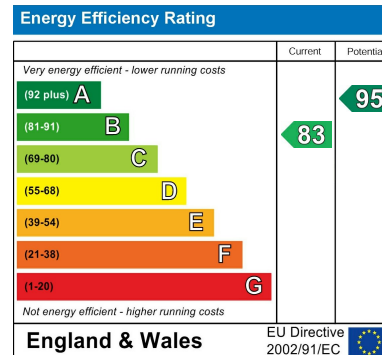
Bottesford is a sought-after village well equipped with local amenities including primary and secondary schools, a good range of local shops, doctor's surgery, dentist and a number of pubs and restaurants. The village is by-passed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester. Less than 13 minutes away by car is Bingham Market Place with its range of shops.



DIRECTIONAL NOTE Leaving Bingham via Grantham Road, turn left onto the A52 towards Grantham and travel for several miles, through Elton on the Hill and past the first left turn signposted to Bottesford. Continue along the bypass and take the next left turn to Bottesford onto Belvoir Road. At the T junction, turn right onto Market Street and as the road bends to the right, continue ahead along Market Street which becomes Rectory Lane. In turn, this becomes Normanton Lane and the road bends to the left and right. Crossing the railway line, after 200 yards, turn right into Palmer Avenue and continue along the cul-de-sac until the odd numbers on the left bring you to number 23; which is clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 0GU

Council Tax Band **B**



The communal areas of the Development are maintained and insured by Property & Open Space Management Services under the Meadows View (Bottesford) Management Company Limited. A half-yearly Service Charge of £122.10 is payable from 1st July 2026.

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' Bottesford & Bingham have direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

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 £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

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

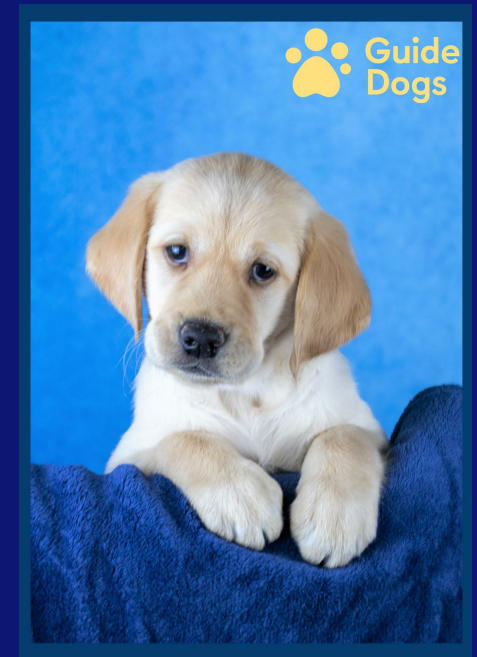
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

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 the

RECEPTION HALL

A lovely light and bright welcoming reception area with feature central staircase rising to the first floor and an understairs storage cupboard, separate Lounge, Dining Kitchen and Ground Floor W.C. and with wood effect flooring. An open archway into the

LOUNGE

15'6 x 10'2 (4.72m x 3.10m)

with a central heating radiators, double glazed windows with louvred blinds, wall mounted TV points and feature coal effect electric fireplace.





CLOAKROOM / W.C.

Fitted with a two piece white suite comprising a low flush W.C. and pedestal wash basin, continuation of the wood effect flooring, half-height tiling, and towel radiator. Double glazed window to the front.

DINING KITCHEN

17'4 x 11'6 (5.28m x 3.51m)

DINING AREA

with a central heating radiator and a double glazed double doors leading onto the extended patio area. Under-stairs cupboard. Recessed lighting.

KITCHEN AREA

A dual aspect Kitchen Diner with uPVC double glazed windows overlooking the rear garden, fitted with a good range of Shaker style base and wall mounted units with butcher's block effect work surface over, integrated dishwasher, inset sink and drainer, built-in electric oven and grill, four ring gas hob with extractor fan over, space for fridge freezer, continuation of the wood effect flooring. Recessed lighting.





FIRST FLOOR LANDING

Contemporary doors to the Bedroom and Bathroom accommodation, storage cupboard and the loft hatch.

MASTER BEDROOM

12'0 x 11'0 (3.66m x 3.35m)

UPVC double glazed window to the front elevation, a central heating radiator, wardrobe recess and a door to the...

EN-SUITE SHOWER ROOM

10'3 x 8'3 (3.12m x 2.51m)

Fitted with a three piece white suite comprising a low flush W.C. with concealed cistern, a double shower enclosure, wall mounted wash basin, wood effect flooring, half-height tiling, heated towel rail and uPVC double glazed window to the front elevation.





BEDROOM TWO

10'6 x 9'3 (3.20m x 2.82m)

UPVC double glazed window to the rear elevation, a central heating radiator.

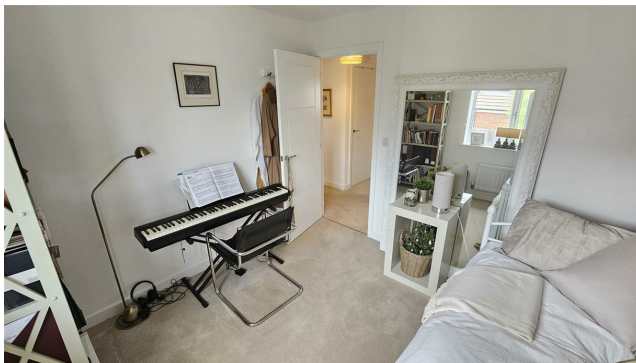
BEDROOM THREE

9'3 x 6'6 (2.82m x 1.98m)

UPVC double glazed window to the rear elevation and a central heating radiator.

FAMILY BATHROOM

Fitted with a three piece contemporary suite comprising a low flush W.C. with concealed cistern, a wall mounted wash basin, a panelled bath with block mixer tap, shower over and screen and wood effect flooring. Back-lit and mirror fronted bathroom cabinet.





OUTSIDE - FRONT

The front garden has been landscaped with low box-hedging and easy-maintenance plantings, and side driveway providing off street parking for two vehicles and leading to the double gates that open into the landscaped garden.

OUTSIDE - REAR

A fabulously landscaped garden at the rear for sun worshippers and those more green-fingered amongst us... with an extended patio area which is ideal for those who enjoy al fresco entertaining and dining during those balmy summer evenings with well-placed electric and solar powered lighting to change the mood into something quite magical. Well-designed, with planted borders, a further seating area for the breakfast cup or tea and coffee in the morning and also the ideal place from which to enjoy the last drops of Merlot at the end of an evening.





OUTSIDE - WALLS UP, WALLS DOWN

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Steve Pritchett

Please contact us for a FREE discussion on our services

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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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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!