Hammond
Property Services

FOR SALE

01949 87 86 85

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





29 WIDNALL DRIVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 7AR

£270,000

29 WIDNALL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AR



A semi-detached family home completed by Barratt Homes to their very popular Maidstone design in 2020 with a 'walk in, put your furniture down and do nothing' presentation.

With a hallway, separate lounge, large open plan kitchen / diner, and a downstairs cloakroom, whilst, to the first floor is the main bedroom with en-suite shower room and two further bedrooms serviced by the family bathroom. The rear garden is fully enclosed with off street parking spaces for two vehicles to the front and an electric charging point has been sensibly provided.

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.

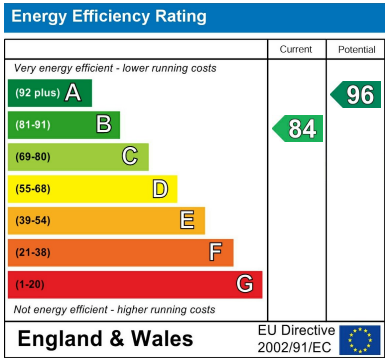


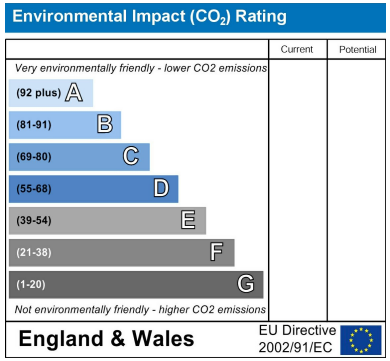
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library.

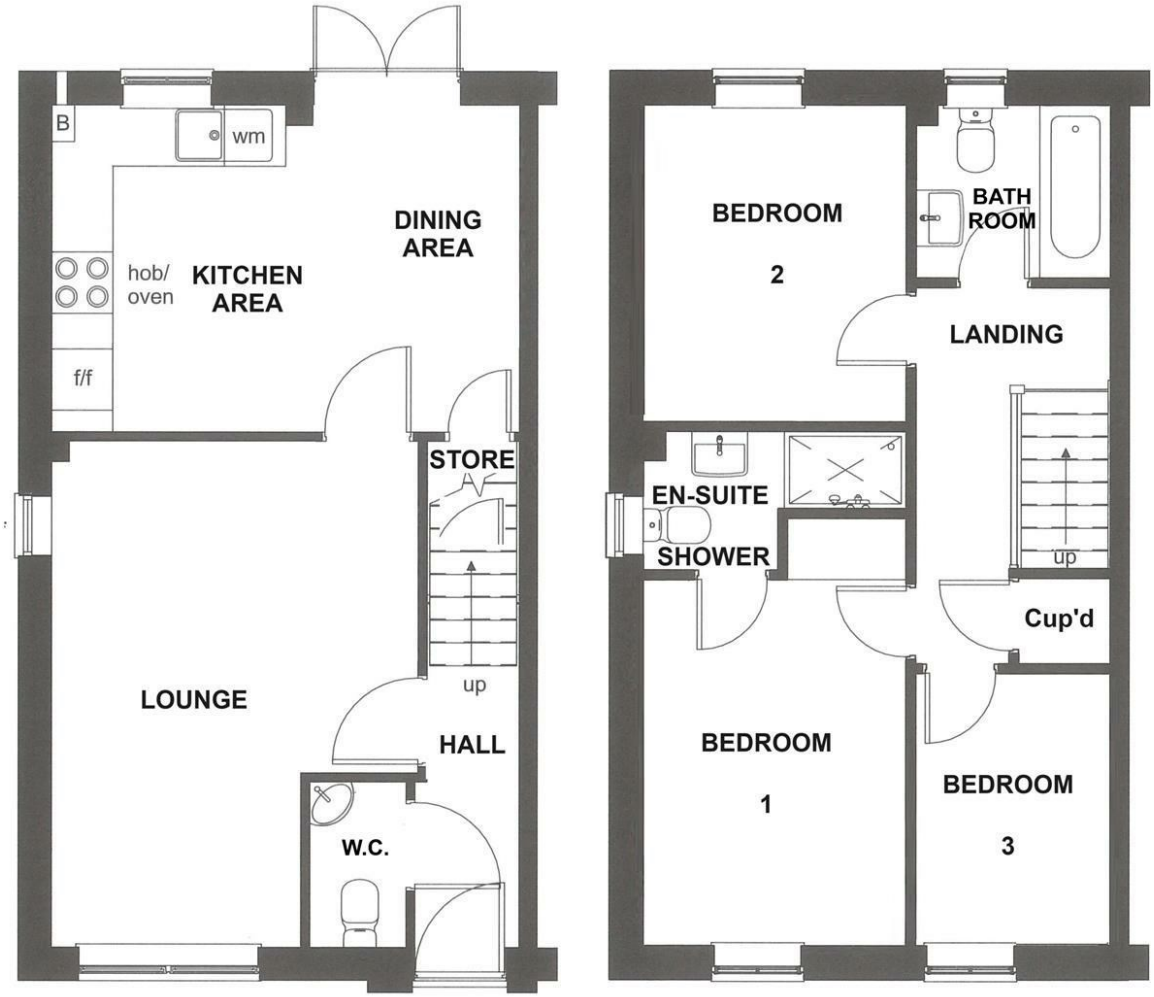
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, passing Henshaw Drive on your left, take the next left turn into Marriott Street and then first right into Widnall Drive, follow this road around to the left and this particular property will be found on the left hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code; **NG13 7AR**

Council Tax Band **C**







We are awaiting confirmation of the shared charges for the maintenance of the Development and Communal areas.

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.





Composite entrance door leads through to the

HALLWAY
with wood effect flooring and a central heating radiator. Door to the

DOWNSTAIRS CLOAKROOM
Low level flush W.C., corner wash hand basin and a continuation to the wood effect flooring.

LOUNGE
16'3 x 12'0 (4.95m x 3.66m)
with a double glazed window to the front and side elevations and a central heating radiator.















OPEN PLAN KITCHEN / DINING AREA
15'0 x 10'6 (4.57m x 3.20m)
with work 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, freezer and dishwasher. Large inset stainless steel sink unit with swanhead mixer tap. Wood effect flooring.

DINING AREA
with double glazed double doors leading to the rear garden, wood effect flooring. Central heating radiator and very useful and large under-stairs storage cupboard. Recessed lighting.



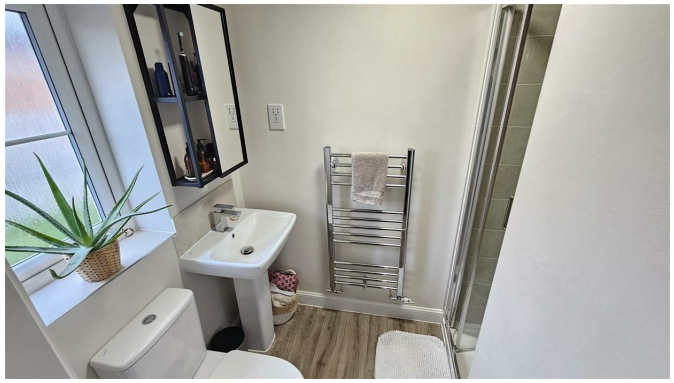




LANDING
From the hallway, stairs rise to the first floor landing with a central heating radiator, an airing cupboard and doors to the following;

BEDROOM ONE
14'0 x 8'6 (4.27m x 2.59m)
Double glazed window to the front elevation, a wardrobe recess and a central heating radiator.

EN-SUITE SHOWER ROOM
7'2 x 6'0 (2.18m x 1.83m)
Double glazed window to side elevation, low level flush W.C., wash hand basin, a shower recess and a vertical towel radiator.











BEDROOM TWO
10'3 x 8'6 (3.12m x 2.59m)
with a double glazed window to the rear elevation, a central heating radiator and a wardrobe recess.

FAMILY BATHROOM
with a three piece suite comprising a panelled bath with screen and shower over, a low flush W.C. and a wash hand basin. Double glazed window to the rear elevation and a chrome central heating towel radiator.

BEDROOM THREE / DRESSING ROOM
8'9 x 6'4 (2.67m x 1.93m)
Double glazed window to the front elevation and a central heating radiator. Sliding doors to the double wardrobe.









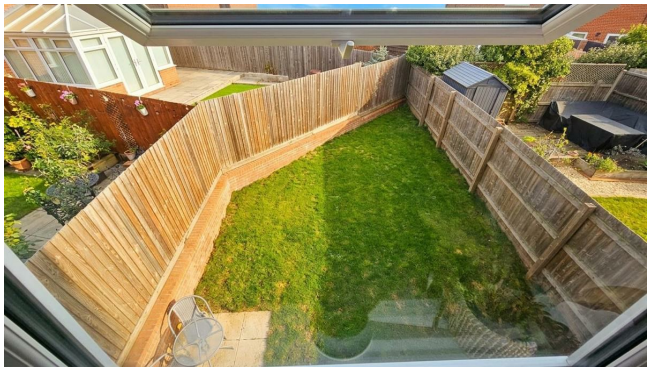


OUTSIDE - FRONT

To the front of the property is long driveway providing off street parking for two vehicles and gated access to the fully enclosed rear garden. An electric car charging point has been fitted.

OUTSIDE - REAR

A fully enclosed and lawned garden with a patio area that is perfect for those who enjoy private al fresco dining during those balmy summer months. An outside tap has been thoughtfully 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!









Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
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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LET BY
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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!