



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

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**23 FROME GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YJ**

£330,000

23 FROME GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YJ

Hammond Property Services are delighted to bring to the market this immaculately presented four bedroom end-town house. The home is a real credit to its current owners and we are sure it won't be on the market for long! Call 01949 87 86 85 to arrange your viewing before its too late!

A south westerly facing garden which has seen a complete upgrade and sensible landscaping, including a patio for al fresco dining during those balmy summer evenings... with the remainder being a new area of raised decking that has created the ideal relaxed seating area for entertaining friends and family.

Created by Miller Homes to their very popular Auden style, this four bedroom family home is in ready to move into condition with a contemporary modern dining kitchen, a spacious lounge overlooking the private rear garden, as well as a downstairs W.C. To the first floor are three bedrooms and a family bathroom (which can be accessed as an en-suite bathroom from Bedroom 2) whilst the very large main bedroom with en-suite shower room with dressing area will be found on the second floor.

This gas centrally heated and double glazed property is tailor made for families/single professionals or young couples or for those with larger than average families who need the additional bedroom space that is provided by this particular layout. It is within easy reach of the shops and amenities within the Market Place and is also well placed for the A46 & A52 which allow access to the surrounding centres of Nottingham and Leicester.

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.

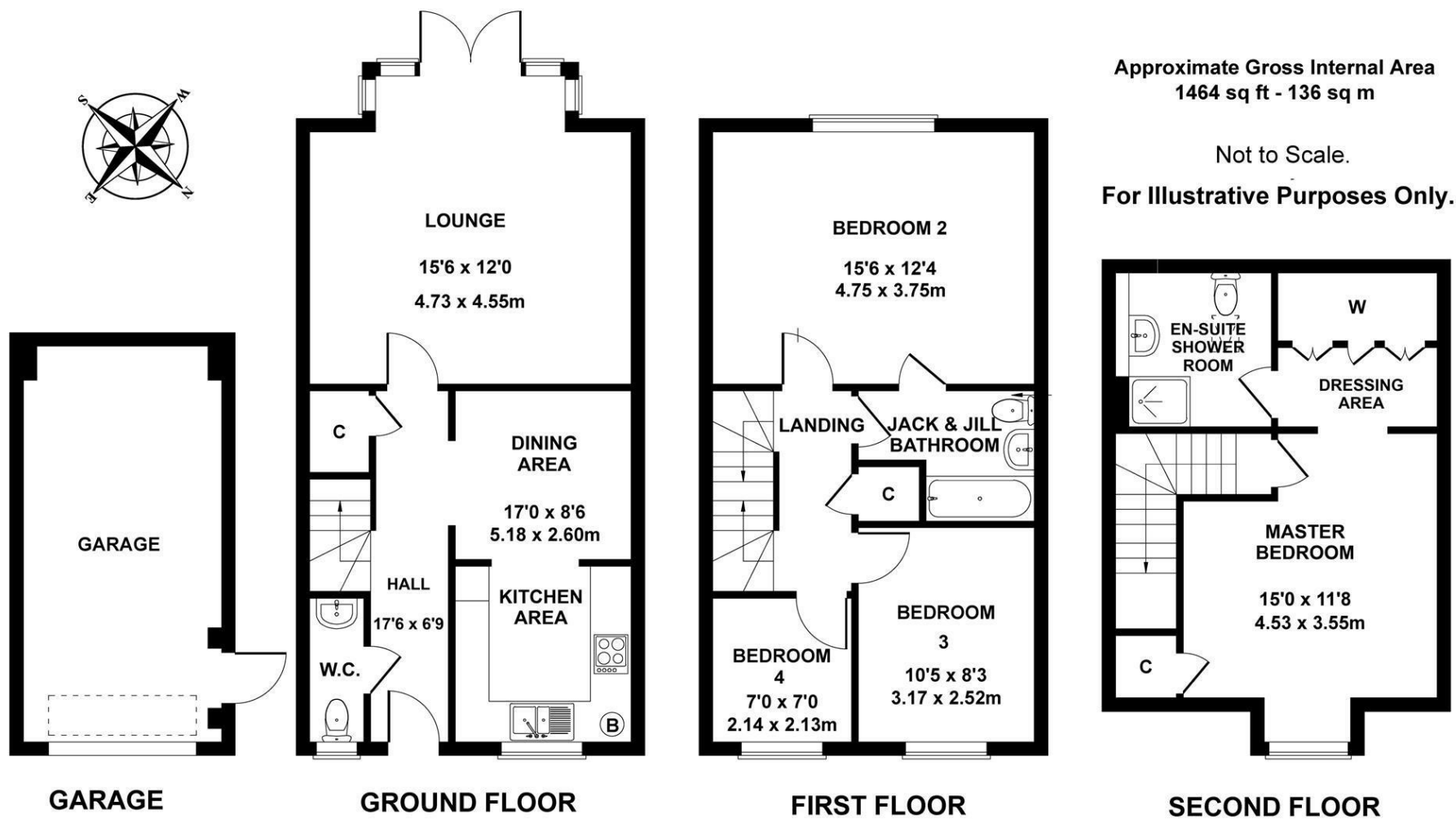
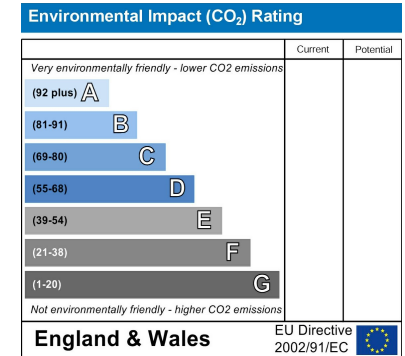
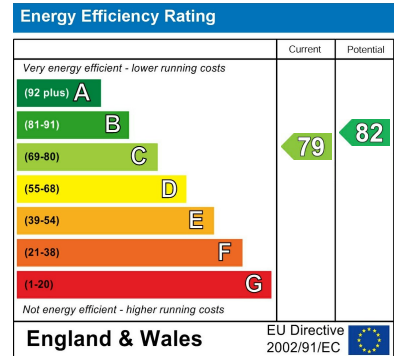
For young professionals, Bingham really is the perfect location. it is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside.



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 right into Mill Hill Road. Turn second left into Frome Gardens following the road to the right where the property will be found on the left hand side clearly identifiable by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8YJ

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 £5,183 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

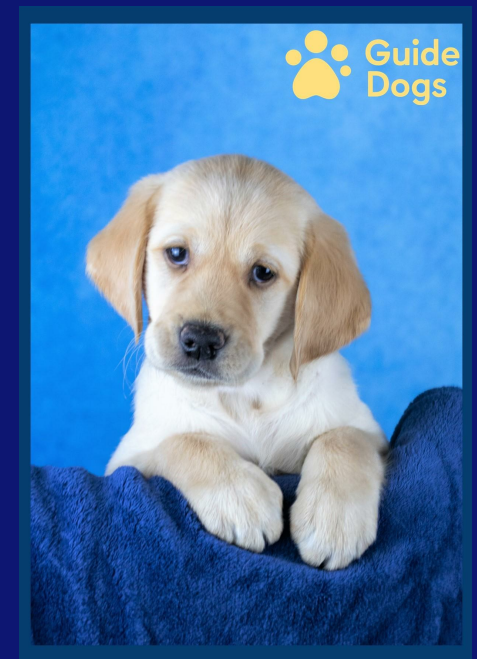
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

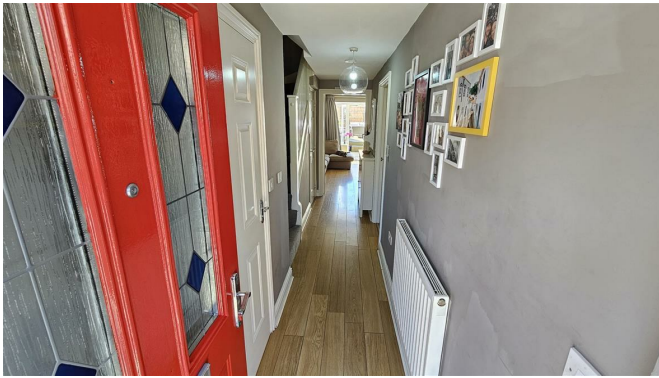
1st January 2026

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.





Double glazed entrance door through to

HALLWAY

Stairs to the first floor. Central heating radiator. Under stairs airing and storage cupboard. Wood effect flooring.

DINING KITCHEN

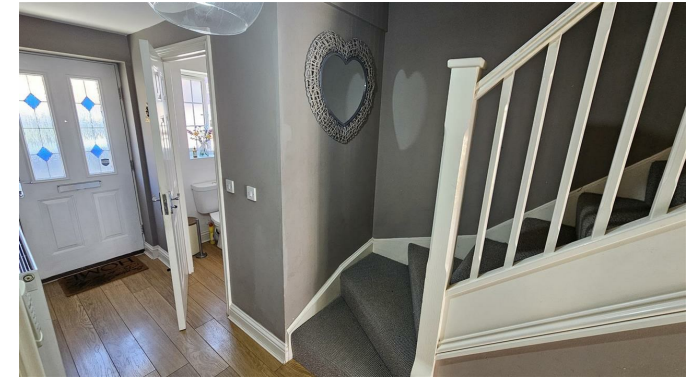
17'0 x 8'6 (5.18m x 2.59m)
with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Gas hob, fitted oven and cooker hood. Space and plumbing for washing machine and dishwasher. Double glazed window. One and half bowl single drainer sink unit with mixer tap. Central heating boiler.





DOWNSTAIRS CLOAKROOM

with two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator. double glazed window and wood effect flooring.





LOUNGE

15'6 x 12'0 (4.72m x 3.66m)

Double glazed windows and double doors onto the landscaped patio area of the rear garden. Two central heating radiators and wood effect flooring. Wall mounted TV point.





FIRST FLOOR LANDING

with airing cupboard and wood effect flooring.

BEDROOM TWO

15'6 x 12'4 (4.72m x 3.76m)

Possibly the biggest second bedroom available locally at this price range? with a double glazed window overlooking the rear garden. Access to the family bathroom. Central heating radiator.

'JACK & JILL' BATHROOM

This can also be accessed directly from BEDROOM 2 to create a private en-suite bathroom. A white suite comprising panelled bath with mixer tap and shower over and screen, pedestal wash basin and low flush W.C. Central heating radiator.





BEDROOM THREE

10'5 x 8'3 (3.18m x 2.51m)
with double glazed window overlooking the front. Central heating radiator.

BEDROOM FOUR / STUDY / HOME OFFICE

7'0 x 7'0 (2.13m x 2.13m)
with double glazed window overlooking the front. Central heating radiator.



★ AI-generated content



SECOND FLOOR LANDING

BEDROOM ONE

15'0 x 11'8 (4.57m x 3.56m)

Double glazed window overlooking the front. Central heating radiator. Useful into-eaves storage cupboard.

EN-SUITE SHOWER ROOM

with corner shower, wall mounted wash basin and low flush W.C., Double glazed velux window. Complementary tiling. Central heating radiator.





DRESSING AREA

7'7 x 7'0 (2.31m x 2.13m)

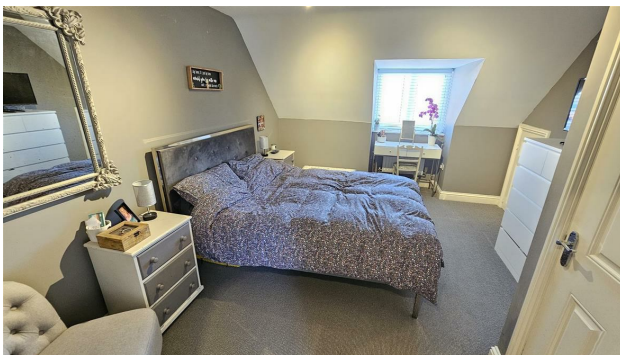
A run of built-in wardrobes.

OUTSIDE - FRONT & SIDE

To the front of the property is a grey slate area for ease of maintenance with a long driveway to the left hand side, providing off-street parking for 2 vehicles and leading to the garage.

OUTSIDE - REAR

To the rear of the property is a most attractive and south westerly facing garden which has seen a complete upgrade and landscaping, including a patio for al fresco dining during those balmy summer evenings!... with the remainder being a raised area of new decking that has created the ideal relaxed seating area for entertaining friends and family. Access door into the GARAGE.







Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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**



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!

Want one of these???

Then get one of these!!!

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