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**FOR SALE**

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11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**30 ROTHBURY GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8TG**

**£380,000**

## 30 ROTHBURY GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8TG

An extended 4 bedroom detached family orientated home, situated in a quiet cul de sac setting on a pleasant established plot benefitting from a south westerly aspect to the rear; which ensures plenty of sunshine during those balmy summer evenings.

The property has been significantly improved over the years and benefits from contemporary fixtures and fittings with modern kitchen which is open plan to a dining / lounge area, a separate lounge and further dining area, refitted white bathroom suite with feature tiling, UPVC double glazing and gas central heating. The property also benefits from a ground floor cloakroom and would be ideal for families which require both the extra ground floor space from the extension and the four bedrooms... for less than £385,000. Block paved driveway with 2 parking spaces and a GARAGE - 5.46m x 2.67m (18'0 x 8'9) – which is currently set up with boarded wall panels, power points, recessed lighting and courtesy door to the side and front. Suitable as a play room / home office or gentleman's retreat.

Within the Bingham Market Place is a wide 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 the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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. 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!



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road and follow this road passing Langdale, Grizedale and Milburn Grove. Turn next left into Copeland Grove and follow the road around to the right and the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

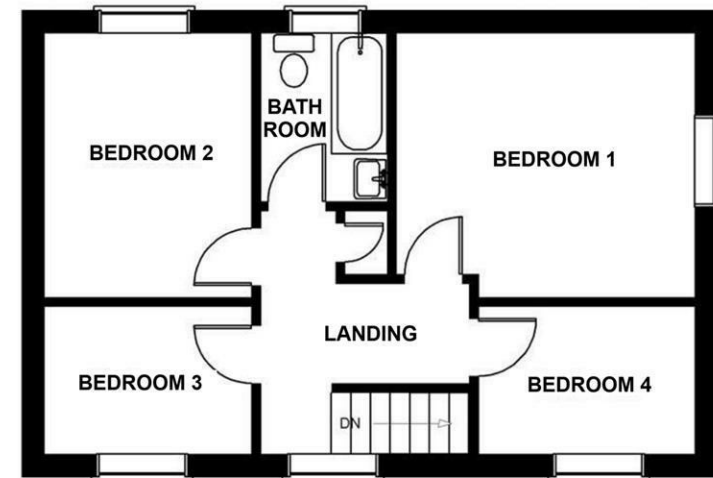
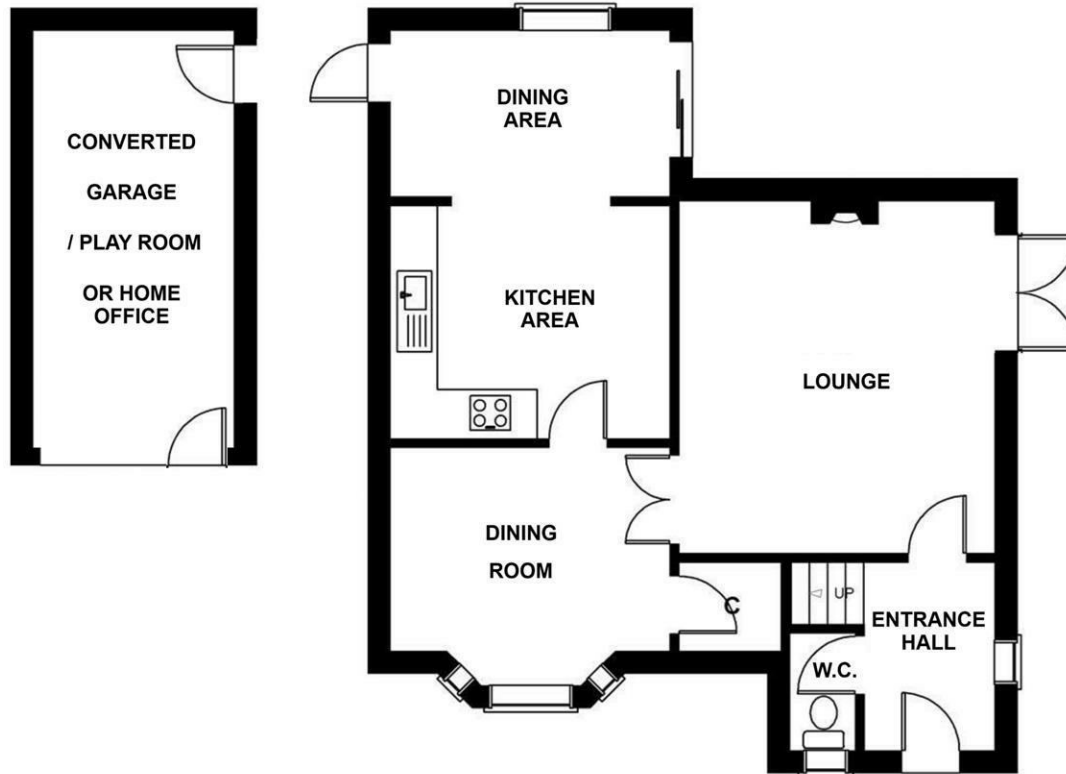
**For Sat Nav use Post Code: NG13 8TG**

**Council Tax Band**

**D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



FOR ILLUSTRATIVE PURPOSES ONLY

**NOT TO SCALE**

# 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](mailto: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](http://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

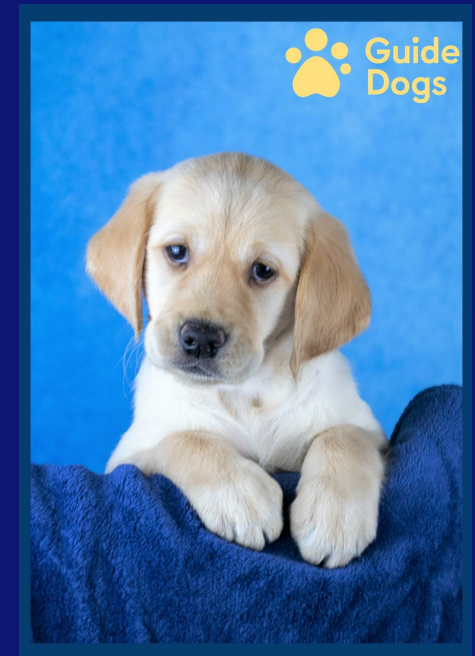
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





A composite entrance door leads through into the

**HALLWAY**

with wood effect laminate flooring, central heating radiator, staircase rising to the first floor and UPVC double glazed porthole window to the side elevation. A door leads to the

**DOWNSTAIRS CLOAKROOM**

with a two piece suite comprising low flush W.C., wall mounted wash basin, continuation of the wood effect flooring, central heating radiator, UPVC double glazed porthole window to the front.

**LOUNGE**

15'4 x 13'8 (4.67m x 4.17m)

A well proportioned light and airy reception benefitting from access into the rear garden, two central heating radiators, continuation of the wood effect flooring, UPVC double glazed doors to the rear.





### **DINING ROOM**

12'3 x 9'0 (3.73m x 2.74m)

A versatile reception space which links the sitting room through to the kitchen making it ideal as a formal dining room, alternatively would make an excellent playroom or additional sitting room. With a walk-in bay window to the front, continuation of the wood effect flooring, understairs storage cupboard, central heating radiator and UPVC double glazed windows. An open doorway leads through into:

### **OPEN PLAN LIVING / DINING KITCHEN**

17'9 x 12'4 (5.41m x 3.76m)

A fabulous space which has benefitted from a single storey pitched roof extension to the rear, creating a large open plan breakfast area with access out into the rear garden.





### **KITCHEN AREA**

Refitted with a range of contemporary gloss fronted wall, base and drawer units, three quarter height larder unit, contemporary work surfaces with inset stainless steel rectangular sink, integrated appliances include ceramic four ring hob with chimney hood over, built in CDA double oven, integrated dishwasher, washing machine, fridge and freezer, tiled floor and large open archway through into the

### **LIVING / DINING AREA**

central heating radiator, continuation of the tiled floor, further UPVC double glazed window to the rear, external door to the side and sliding patio doors leading out into the garden. A further run of base and wall cupboards and drawers with a worktop over.





### **LANDING**

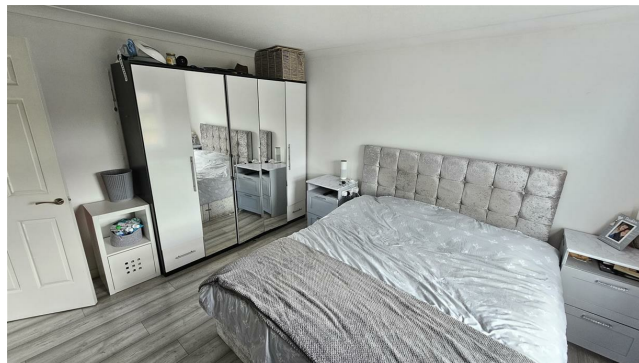
with a spindle balustrade, attractive arched UPVC double glazed window to the front aspect.

### **BEDROOM 1**

13'0 x 10'6 (3.96m x 3.20m)  
with a central heating radiator and UPVC double glazed window overlooking the garden.

### **BATHROOM**

with a contemporary suite comprising panelled bath, glass shower screen and wall mounted electric shower, low flush W.C., wall mounted vanity unit with rectangular wash basin, wall mounted LED lit mirror with integrated shaver point above, slate effect tiled floor and walls, contemporary radiator, recessed lighting and UPVC obscure double glazed window.



**BINGHAM'S COMMUNITY ESTATE AGENT**

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**BEDROOM 2**

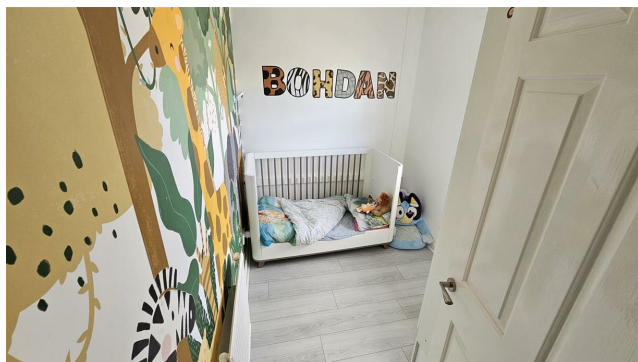
10'4 x 9'0 (3.15m x 2.74m)  
with a central heating radiator and UPVC double glazed window overlooking the garden.

**BEDROOM 3**

9'3 x 6'6 (2.82m x 1.98m)  
with a central heating radiator and a UPVC double glazed window overlooking the front garden.

**BEDROOM 4**

9'6 x 6'3 (2.90m x 1.91m)  
with a central heating radiator and a UPVC double glazed window overlooking the front garden.





### **OUTSIDE - FRONT**

The property occupies a pleasant position tucked away within this popular cul-de-sac, occupying a corner plot with gardens running to all sides. Set back from the close behind established lawned frontage with borders and driveway providing off road car standing and leading to the GARAGE - 5.46m x 2.67m (18'0 x 8'9) – which is currently set up with boarded wall panels, power points, recessed lighting and courtesy door to the side. Suitable as a play room / home office or gentleman's retreat.





### **OUTSIDE - REAR**

A timber courtesy gate to either side of the property gives access into the fully enclosed and mainly lawned rear garden which benefits from a south to westerly rear/side aspect catching the majority of the day's sun. An extended area of paved terrace and additional seating area which is ideal for those who enjoy al fresco dining during those balmy summer evenings, with a further and low maintenance synthetic turfed area for clean play for children.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Critical Illness  
Income Protection

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**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!