



21 Kirk Hill

Bingham, Nottinghamshire

BROWN & CO



21 Kirk Hill, Bingham, Nottingham, NG13 8FF

Nestled in the heart of the ever-popular market town of Bingham, 21 Kirk Hill is a charming two double-bedroom semi-detached home that perfectly blends comfort and convenience. Flooded with natural light, this well-presented property boasts a generous south-facing garden—ideal for enjoying sunny days, entertaining, or cultivating a tranquil outdoor retreat. With its welcoming layout and sought-after location, this delightful home offers an excellent opportunity for first-time buyers, downsizers, or anyone looking to enjoy the best of Bingham living.

Bingham benefits from many local amenities, a Medical Centre, a library, Bingham Arena, coffee shops, restaurants, three primary schools, Toothill Secondary School and much more! It also has great public transfer links with the train station just a short distance away and the main bus links to Nottingham and more.



ACCOMMODATION

Entrance Hall

uPVC double-glazed window to the side aspect, staircase leading to the first floor.

Living Room – 4.78m (15'8") x 3.95m (12'11")

Bright and spacious reception room with uPVC double-glazed window to the front aspect, feature gas fire with surround, and radiator.

Kitchen / Dining Room – 5.91m (19'5") x 3.34m (10'11")

A superb open-plan space fitted with a matching range of base and eye-level units with worktops over and a central island breakfast bar.

Features include a 1½ bowl stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, fitted electric fan-assisted oven, four-ring ceramic hob with extractor hood above, and useful understairs storage cupboard. uPVC double-glazed window to the rear aspect, two radiators, and uPVC double-glazed patio doors opening onto the garden.

First Floor

Bedroom One – 4.90m (16'1") x 3.52m (11'6")

Generous double bedroom with uPVC double-glazed window to the front aspect, fitted wardrobes, and radiator.

Bedroom Two – 3.77m (12'4") x 3.37m (11'1")

Second well-proportioned double bedroom with uPVC double-glazed window overlooking the rear garden and radiator.

Bathroom

Fitted with a modern four-piece suite comprising bath, wash hand basin, separate shower cubicle, and WC. Complemented by tiled splashbacks, heated towel rail, and uPVC double-glazed window to the rear aspect.

Outside

To the rear, the property benefits from an enclosed, south facing, garden featuring an artificial lawn, patio seating area, and planted borders—ideal for low-maintenance outdoor enjoyment.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
01522 50304
lincolnresidential@brown-co.com



2/9/26, 9:55 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

21 Kirk Hill
Bingham
NG11 7WGHAM
NG13 9FF

Energy rating
D

Valid until:
3 February 2036

Certificate number:
0472-3058-1202-2726-7204

Property type
End-terrace house

Total floor area
86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

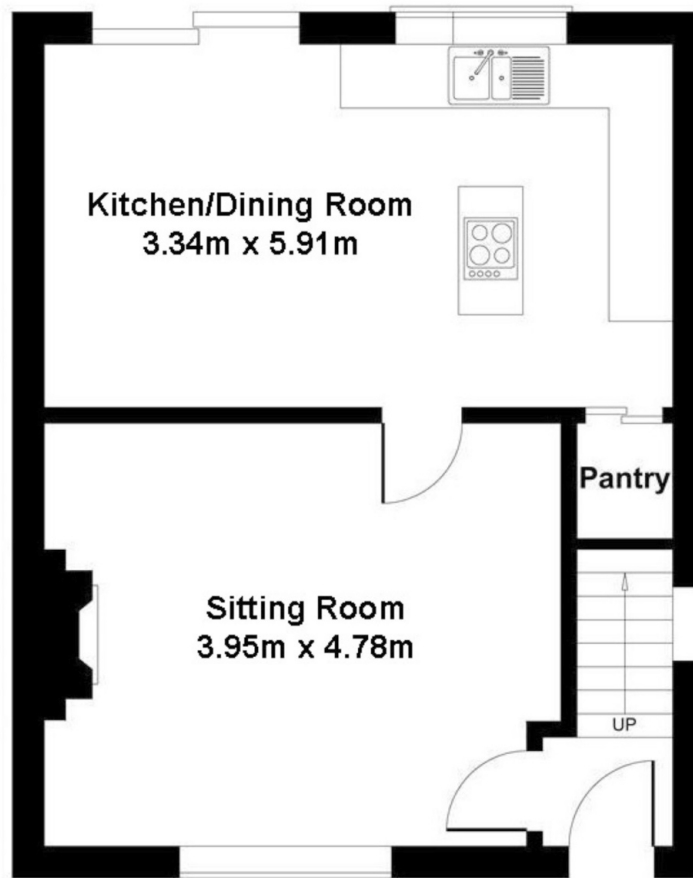
This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

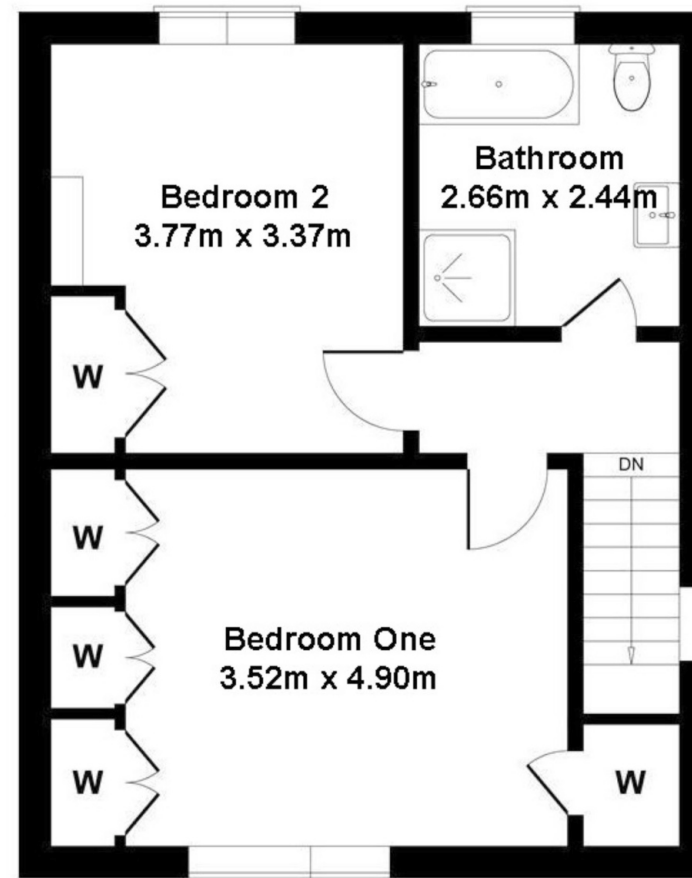
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0472-3058-1202-2726-7204?previous>

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GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated