



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**13 MILBURN GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SP**

OFFERS OVER £180,000

13 MILBURN GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SP

Why this one? overlooking possibly the largest garden in Bingham at this price range... with plenty of privacy and an extended patio area... two double bedrooms and set towards the end of a quiet cul-de-sac.

The property benefits from both gas central heating and double glazed windows throughout as well as the benefit to you of being sold with the benefit of NO CHAIN.

The property has the huge added benefit of having off road parking and would make an ideal purchase for a professional couple, first time buyer, growing family or investor alike.

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, new leisure & community centre with swimming pool, 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.

The property is well located just a couple of minutes from the A46 & A52 – two of the most important roads in the area. They provide access to all surrounding commercial centres – ideal for busy professionals.

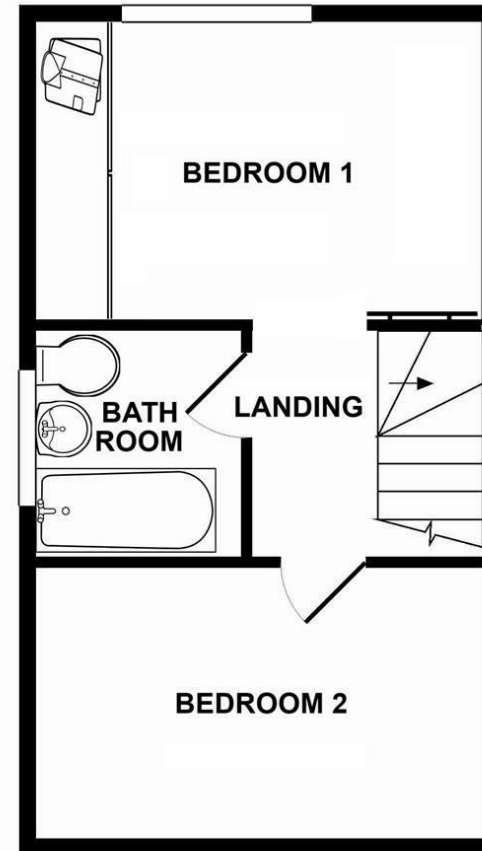
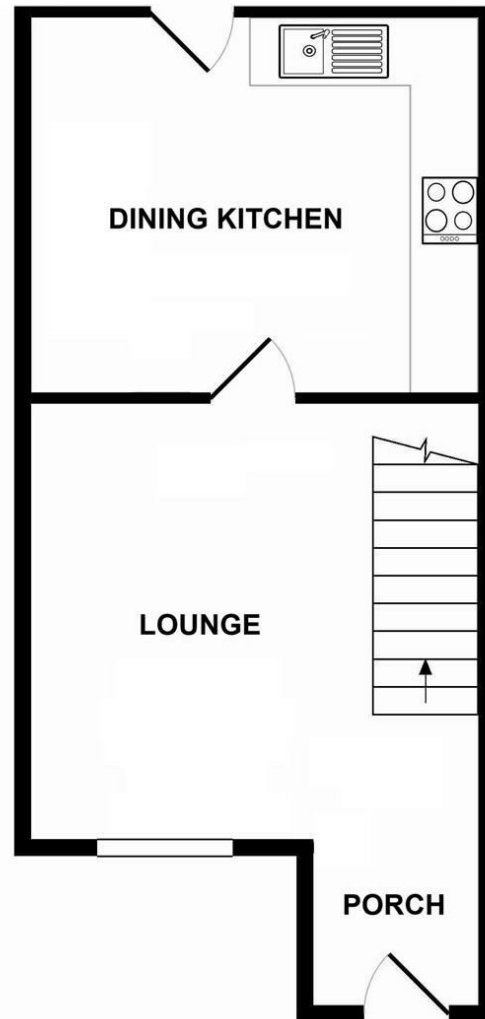
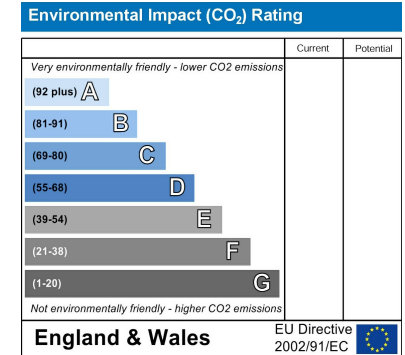
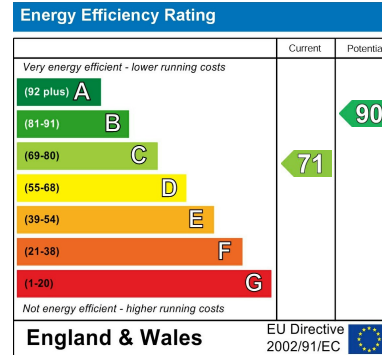
Offering the perfect combination of stylish contemporary living whilst being within just a few minutes' drive of the open countryside provided by the delightful Vale of Belvoir – which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character 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 Garden Road and Thoresby Road on the right. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road, passing Langdale and Grizedale Grove on the left, take the next left into Milburn Grove where the property will then be found on the left hand side and is clearly denoted by the HAMMOND Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8SP

Council Tax Band B



NOT TO SCALE
 FOR ILLUSTRATIVE PURPOSES ONLY
 TOTAL FLOOR AREA = 50 SQ.M. / 538 SQ.FT

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

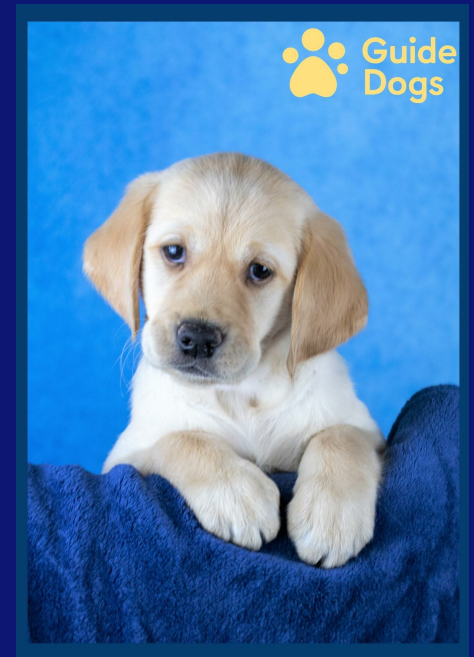
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.



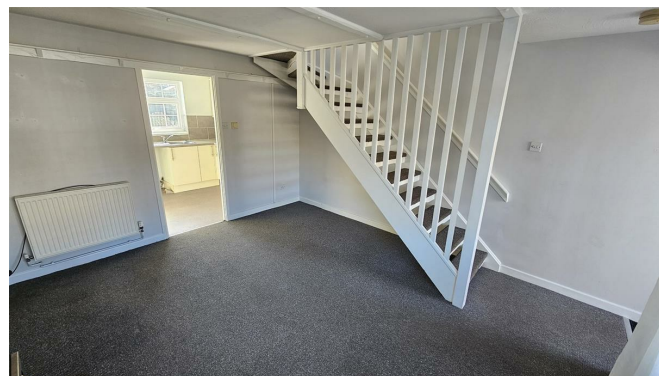


Entrance door into the

LOBBY AREA

LOUNGE

14'0 x 11'9 (4.27m x 3.58m)
with a central heating radiator and a
double glazed window to the front.
Feature fireplace.





DINING KITCHEN

11'8 x 8'0 (3.56m x 2.44m)
with work surfaces to three sides with drawers and cupboards under. Cooker hood. Electric hob with electric oven under. Single drainer sink unit. Further work surface with drawers and cupboards under. Plumbing for an automatic washing machine. Wall mounted cupboard units. Door to the patio area of the rear garden.





LANDING

BEDROOM 1

11'8 x 8'7 (3.56m x 2.62m)
with a central heating radiator and a double
glazed window to the rear. Built-in
wardrobes.

TILED BATHROOM

with suite comprising panelled bath with
electric shower over and screen, pedestal
wash basin and low flush W.C., Double
glazed window. Complementary tiling and
chrome central heating towel radiator.





BEDROOM 2

11'8 x 6'8 (3.56m x 2.03m)
with a central heating radiator and a
double glazed window to the front.

OUTSIDE - FRONT

To the fore of the property is an open
plan lawned garden with an adjacent
driveway providing access to parking for
2 or 3 vehicles. Side gate access to the
rear garden.





OUTSIDE - REAR

To the rear is a very pleasant and larger than average, fully enclosed lawned garden with mature borders. The garden shed will be included within the sale.





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**



LET BY

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← Want one of these???

Then get one of these!!! →

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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!