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FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**4 TITHBY ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8GN**

OFFERS OVER £300,000

***** A UNIQUE FIND IN BINGHAM WITH THE LARGEST GARDEN AT THIS PRICE RANGE? PLENTY OF SPACE, SPACE AND MORE SPACE ***** and all within a very short stroll of the Market Place.

With parking spaces to the front, the property is only a short walk from the Bingham Market Place and this is a further feature that will surely appeal to many! To the owners of 4 Tithby Road, there isn't a parking problem in Bingham as the centre is only 3 minutes away on foot.

3 bedrooms to the first floor with en-suite shower room to the main bedroom whilst the main bathroom, which has been recently refurbished, is on the ground floor.

Whilst ready to move into, there is permitted Planning Permission for the extension to the kitchen, as well as the structural engineer calculations and architect drawings completed. With the very spacious and landscaped gardens to the rear, this will surely appeal to those sun worshippers who enjoy a westerly facing aspect with plenty of sunshine... just not in January... of those requiring a football pitch with room for a goal at each end!

The property is favourably located just a few minutes from the very highly regarded Robert Miles Junior & Infant Schools as well as Toothill and catchment of Carnarvon Primary – a real bonus for those with young children - but with no excuse for being late for morning registration!

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 houses, 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.

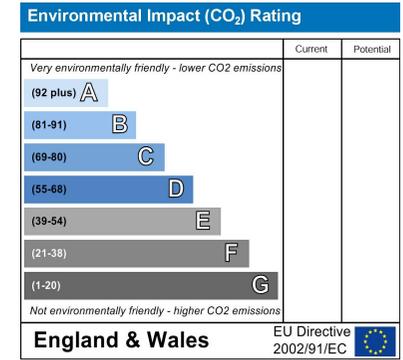
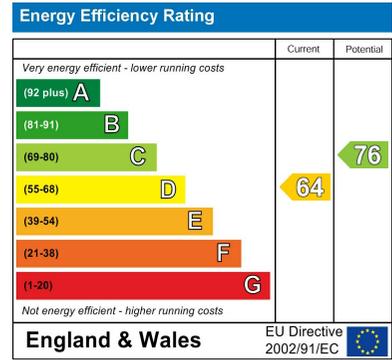
4 TITHBY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8GN



DIRECTIONAL NOTE Leaving our Bingham Office via Newgate Street, turn left at the T junction onto Fairfield Street and then continue through the traffic lights with the White Lion Public House on to Tithby Road. The property will be found immediately on the right hand side, clearly denoted by the Hammond Property Services For Sale board.

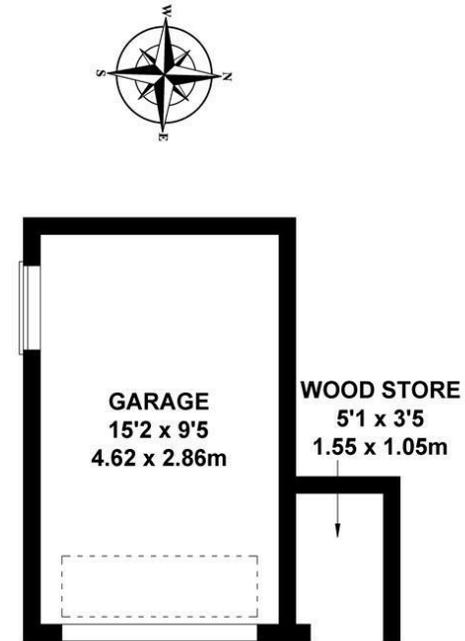
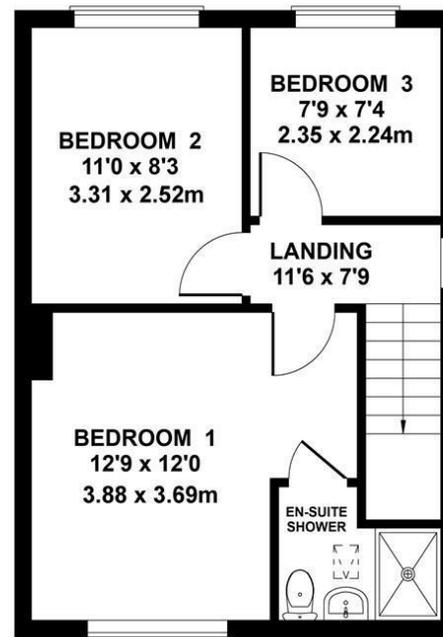
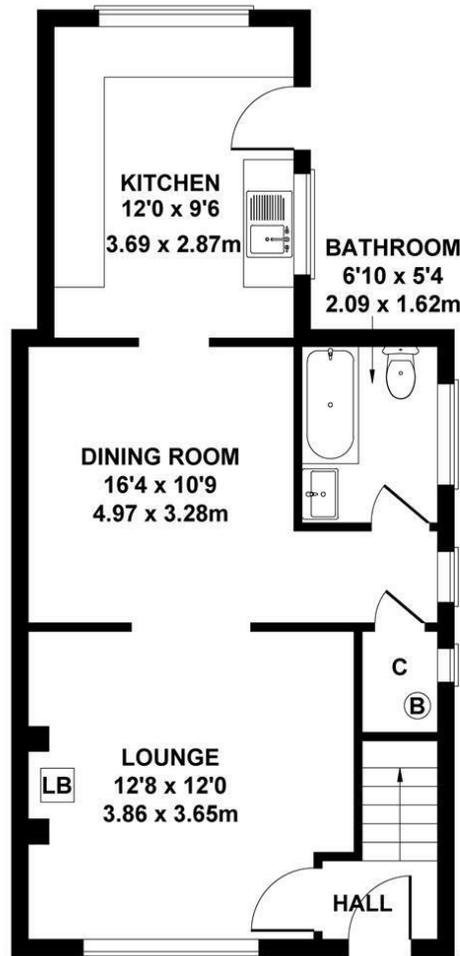
For Sat Nav use Post Code; NG13 8GN

Council Tax Band **B**



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Approximate Gross Internal Area
1023 sq ft - 95 sq m



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 £5,634 in 2024 for this extremely important Charity.

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

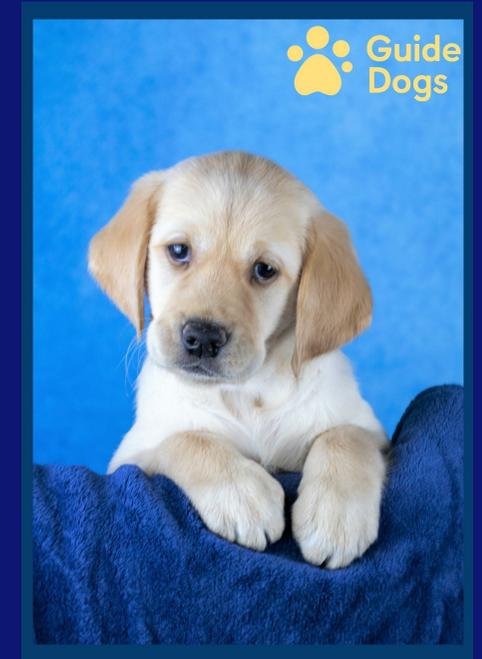
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

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 to the

ENTRANCE HALL

with stairs to first floor a central heating radiator and a door into the

LOUNGE

12'8 x 12'0 (3.86m x 3.66m)

with double glazed window to the front elevation, central heating radiator. Feature fireplace with lob-burner. An open arch leads into the

DINING AREA

16'4 x 10'9 (4.98m x 3.28m)

with a central heating radiator and wooden flooring. An open arch leads into the kitchen whilst an open lobby area, with a double glazed window to the side, leads to the





UPGRADED GROUND FLOOR BATHROOM

Fitted bathroom with a curved bath, with mixer tap and shower head with rainwater fitting and a concertina shower screen, a low flush W.C., and a wash hand basin with drawer under. Double glazed window to the side elevation and a vertical chrome towel radiator. Wood effect flooring.

BREAKFAST KITCHEN

12'0 x 9'6 (3.66m x 2.90m) with a range of wall and base units with laminate worksurfaces over, single drainer sink with swanhead mixer tap, plumbing for a washing machine and for a dishwasher, double glazed door to the rear with double glazed window overlooking the rear garden, central heating radiator. Cooker point and tile effect flooring. Space for fridge freezer.





LANDING

with a double glazed window to the side and doors into the following rooms.

BEDROOM 1

12'9 x 12'0 (3.89m x 3.66m)

with a double glazed window to the front elevation and a central heating radiator. Two sets of double wardrobes with central mirror fronted door.

EN-SUITE SHOWER ROOM

Wonderful shower room with walk-in shower enclosure, low flush W.C. and a pedestal wash hand basin. Chrome towel radiator.



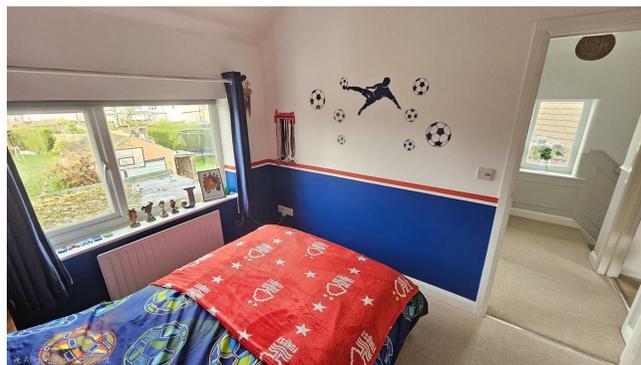


BEDROOM 2

11'0 x 8'3 (3.35m x 2.51m)
with a double glazed window to the rear elevation and a central heating radiator.

BEDROOM 3

7'9 x 7'4 (2.36m x 2.24m)
with a double glazed window to the rear elevation and a central heating radiator.





OUTSIDE - FRONT

A wide and open block paved entrance leading to the gravelled driveway provides ample off street parking to the front. To the right hand side is a secure gate providing access to the extensive rear gardens.





OUTSIDE - EXTENSIVE REAR GARDENS

The largest garden at this price range? Westerly facing, with four or five 'pockets' from which to enjoy the space, space and more space. A large patio area is just perfect for those who enjoy al fresco dining during those balmy summer months with family and friends. To the side is a large area for soft play or the additional patio area for sunbathing...

REAR GARDEN

...with a further large area of lawn (large enough for two goals and a football match!) The garden continues with mature hedging providing the security for safe-play and a tree-house. For storage purposes there is a large timber shed at the head of the garden as well as the original detached garage which is adjacent to the large patio area.







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**

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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!