



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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Bingham
Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com



**7 SYCAMORE CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8GZ**

£260,000

7 SYCAMORE CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8GZ

From a mere kerbside inspection, it is impossible to fully appreciate the full size of this three bedroomed home to which there is a very large extra living space from the utility room at the rear of the garage. The tastefully appointed gas centrally heated interior benefits from sealed unit double glazing throughout and has been a very happy home for the current owners for many, many years... but now is the time to move on.

The property is favourably located in a cul de sac and is also just a few minutes from the very highly regarded Carnarvon Primary School – a real bonus for those with young children - but with no excuse for being late for morning registration!

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.

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! 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. 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.

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.

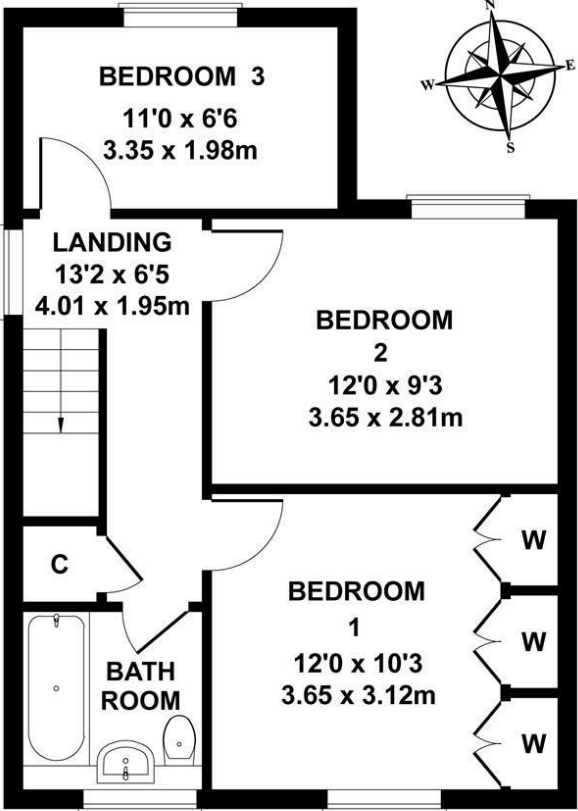
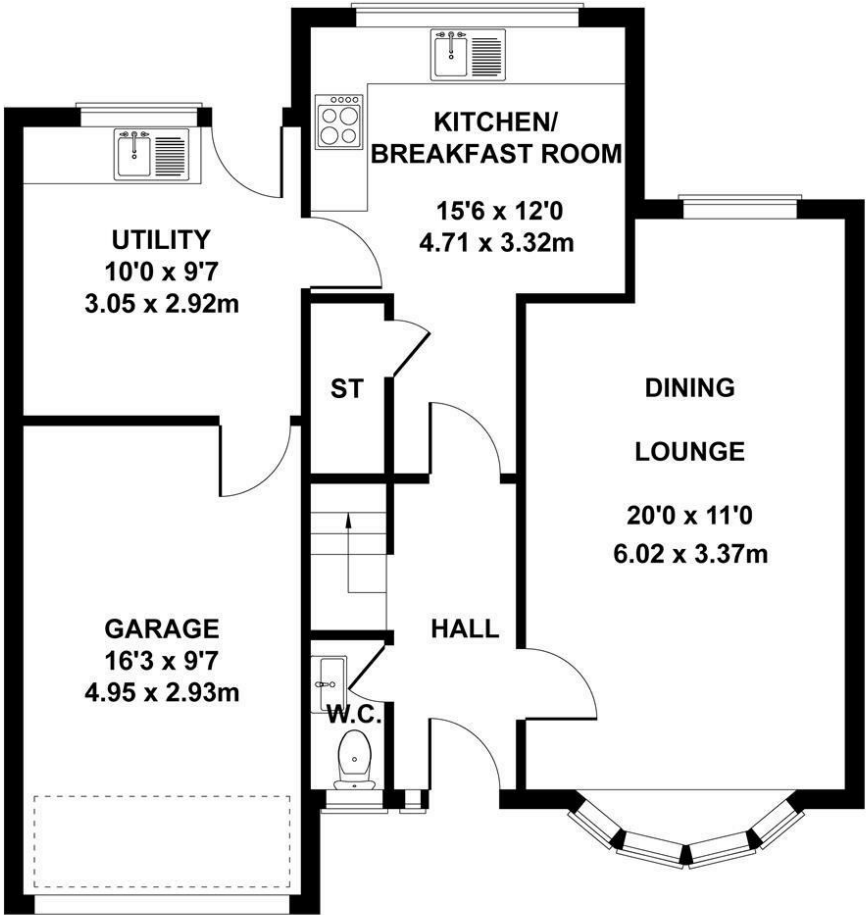
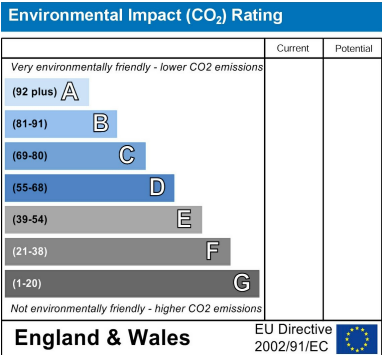
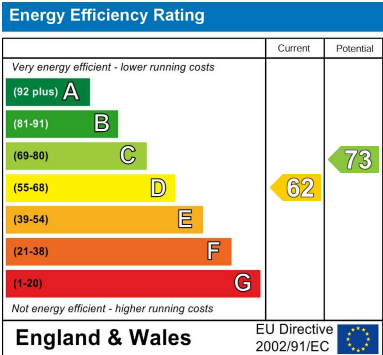


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. Turn left into Willow Road and take the first right into Sycamore Close and the property will then be found on the left towards the head of the cul-de-sac, clearly denoted by the Hammond Property Services For Sale sign.

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

Council Tax Band

C



Not to Scale.
For Illustrative Purposes Only.
Approximate Gross Internal Area
1152 sq ft - 107 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 £5,183 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

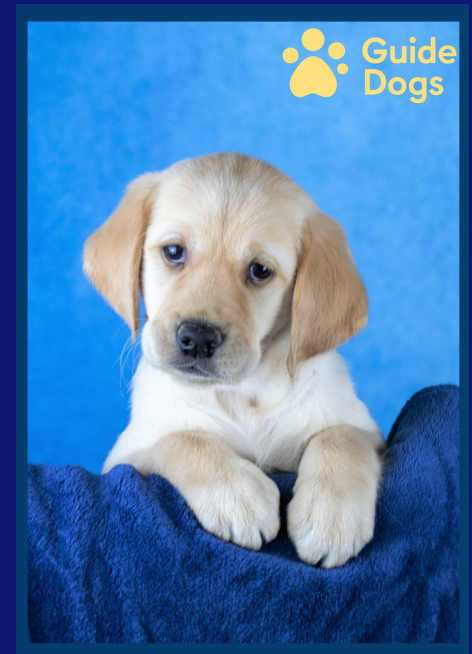
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

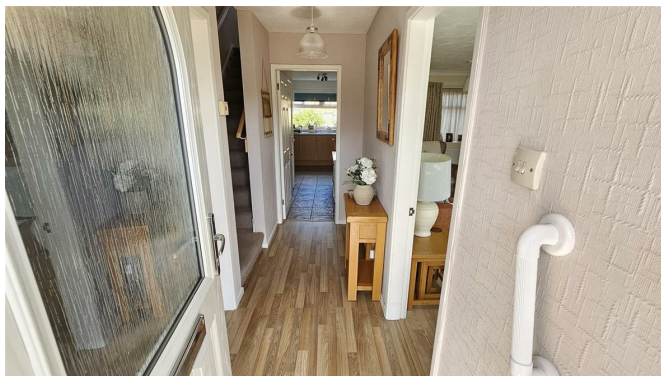
1st January 2026

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 and side window through to

RECEPTION HALL

with stairs to the first floor. Central heating radiator. Wooden flooring.

DINING LOUNGE

20'0 x 11'0 (6.10m x 3.35m)

with feature stone fireplace. Central heating radiator. Double glazed windows to front and rear.





CLOAKROOM

with two piece suite comprising low flush W.C. and a wall-mounted wash hand basin. Wooden flooring..

BREAKFAST / DINING KITCHEN

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

with work surfaces to two sides with drawers and cupboards under. Electric hob with oven under and extractor hood over. Large stainless steel sink unit with mixer tap. Wall mounted cupboard units. Walk-in shelved pantry. Tiled flooring and a double glazed window overlooking the rear garden.



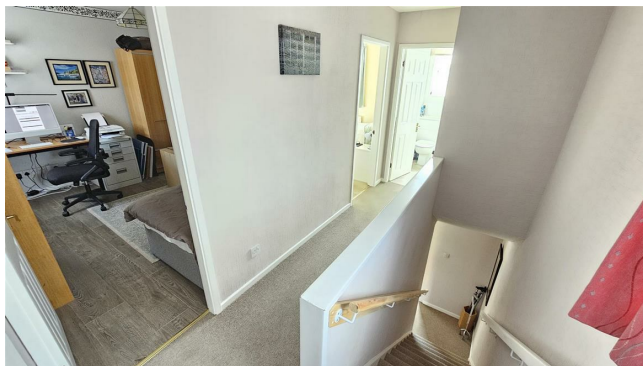


UTILITY ROOM

10'0 x 9'7 (3.05m x 2.92m)

a work surface with cupboards under and over. Single drainer sink unit. Double glazed door to the garden and a double glazed window. Plumbing for an automatic washing machine. Central heating radiator and a door to the back of the garage.





LANDING

with airing cupboard. Double glazed window. Access to the loft space.

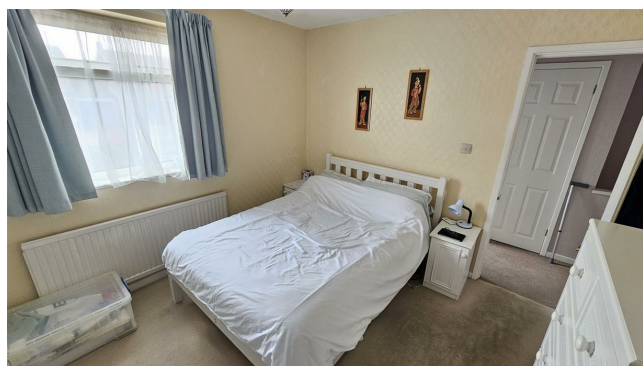
BEDROOM 1

12'0 x 10'3 (3.66m x 3.12m)

with a central heating radiator and a double glazed window to the front. Built-in wardrobes with overhead cupboards.

TILED BATHROOM

with a three suite comprising panelled bath with shower over, vanity area with wash hand basin and cupboard under, a low flush W.C. with concealed cistern. Double glazed window. Central heating radiator. Complementary tiling.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 2

12'0 x 9'3 (3.66m x 2.82m)
with a central heating radiator and a double
glazed window to the rear. Wooden flooring.

BEDROOM 3

11'0 x 6'6 (3.35m x 1.98m)
with a central heating radiator and a double
glazed window to the rear. Wooden flooring.





OUTSIDE - FRONT

To the fore of the property is a low maintenance lawned area with an adjacent driveway providing ample car standing space for the growing family and leading to the GARAGE with an up and over door.

OUTSIDE - REAR

To the rear is a delightful garden which includes an extended patio area for morning breakfast in the sunshine or evening dining in the shade as well as a lawn beyond with secure fencing to all sides. The lawned is bordered to all sides by mature shrubs that provide both the colour and texture to one of the largest gardens at this price range?





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





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**





← 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!