



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



**15 NIGHTINGALE WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QP**

£229,950

15 NIGHTINGALE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8QP

Location is one of the key features to any house sale. This particular property is situated towards the end of one of Bingham's most popular first time buyer developments and comes with the added advantage of a very pleasant corner plot, upgraded kitchen and bathroom and the property is being offered with NO CHAIN.

To the front there is an allocated parking space with the communal area set amongst mature trees. To the rear is a fully enclosed lawned garden with large block-paved patio area leading from the double doors of the dining kitchen - this is the perfect area for those who enjoy al fresco dining during those balmy summer evenings. The block-paved pathway leads to the head of the garden and there is gated access from the garden to the front of the house.

The property is less than five minutes' drive or, with a bus stop only 300 yards away, there is very easy access into the Market Place of Bingham where you can enjoy a wonderful range of supermarkets and independent shops, eateries, coffee house, library, 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.

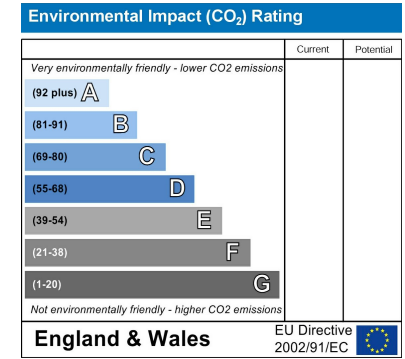
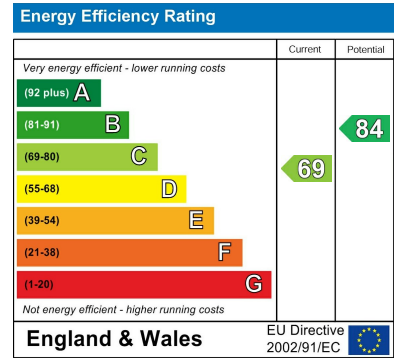
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing Fosse Way View Care Home on the right. Pass both Belvoir Vale Grove and the next right Swallow Drive. Take the following right hand turn into Nightingale Way and then bear left at the T Junction where the property will be found at the end of the cul-de-sac and easily identifiable by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8QP

Council Tax Band B



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

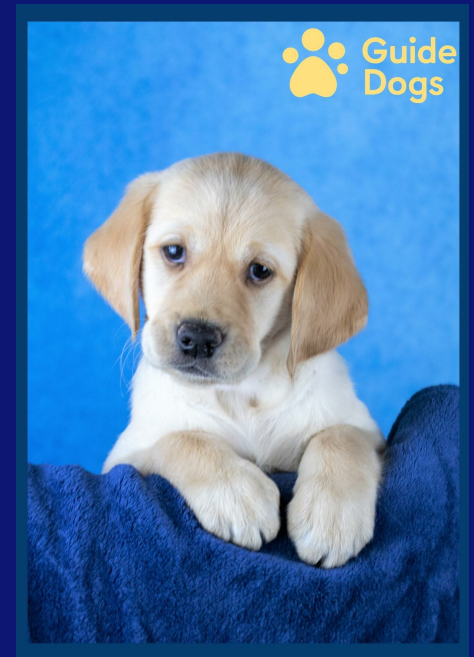
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 through to
HALLWAY
with stairs to the first floor. Central heating radiator.

LOUNGE
15'0 x 14'0 (4.57m x 4.27m)
Central heating radiators. Double glazed window. Open plan to under the stairs with an under stairs cupboard. Feature electric fireplace. Wood effect flooring.





DINING KITCHEN

14'0 x 9'3 (4.27m x 2.82m)

with butcher's block style work surfaces to three sides with drawers and cupboards under. Plumbing for an automatic washing machine. Single drainer sink unit. Gas fired boiler serving the domestic hot water supply and central heating system. Wall mounted cupboard units. Central heating radiator. Double glazed double doors leading on to the garden. Four ring gas hob with extractor hood over and electric oven under. A continuation of the wood effect flooring and a wine cooler.



LANDING

with a double glazed window and doors leading to





BEDROOM ONE

12'9 x 12'0 (3.89m x 3.66m)
with double glazed windows to the front elevation. Central heating radiator. Airing cupboard. Recesses for free-standing wardrobes.

BATHROOM

with suite comprising panelled bath with rain shower over with handset and screen, pedestal wash basin and low flush W.C. Central heating towel radiator. Double glazed window. Tiled wood effect flooring.





BEDROOM TWO

11'3 x 9'0 (3.43m x 2.74m)

with double glazed window overlooking the rear. Central heating radiator. Access to the loft space.

OUTSIDE

To the front there is an allocated parking space with the communal area set amongst mature trees. To the rear is a fully enclosed lawned garden with large block-paved patio area leading from the double doors of the dining kitchen - this is the perfect area for those who enjoy al fresco dining during those balmy summer evenings. The block-paved pathway leads to the head of the garden and there is gated access from the garden to the front of the house.



ALLOCATED PARKING SPACE

BINGHAM'S COMMUNITY ESTATE AGENT

01949 87 86 85





Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

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!



01949 87 86 85

BINGHAM'S COMMUNITY ESTATE AGENT



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**

LET BY
01949 87 86 90
 www.hammondpropertyservices.com
 WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

Want one of these???

Then get one of these!!!

SOLD
 01949 87 86 85
 www.hammondpropertyservices.com

FOR SALE
 01949 87 86 85
 www.hammondpropertyservices.com

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

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!