



**Hammond**  
Property Services

**FOR SALE**

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**9 BRENDON GROVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8TN**

**£185,000**

A beautifully presented two bedroomed home which is a credit to the current owners following a scheme of upgrading works over the last 3 years... NEW Kitchen, NEW Bathroom, NEW Boiler, NEW flooring, NEW landscaping of the rear garden. The interior finish of this gas centrally heated home has been recently completed with style and taste and is now ready for you to walk in, put your furniture down and... do nothing!

The owner has ensured ease of maintenance within the garden with sensible landscaping of a central lawn, borders and an extended area of patio from the breakfast kitchen and a hard standing area at the head of the garden for the useful shed. See it this weekend to avoid disappointment. It won't be around for long!

The property is a short drive from Bingham Market Place where there is a range of shopping facilities. 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.

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.

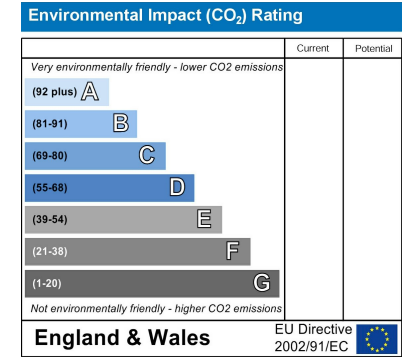
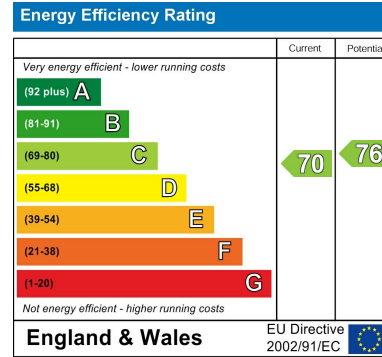
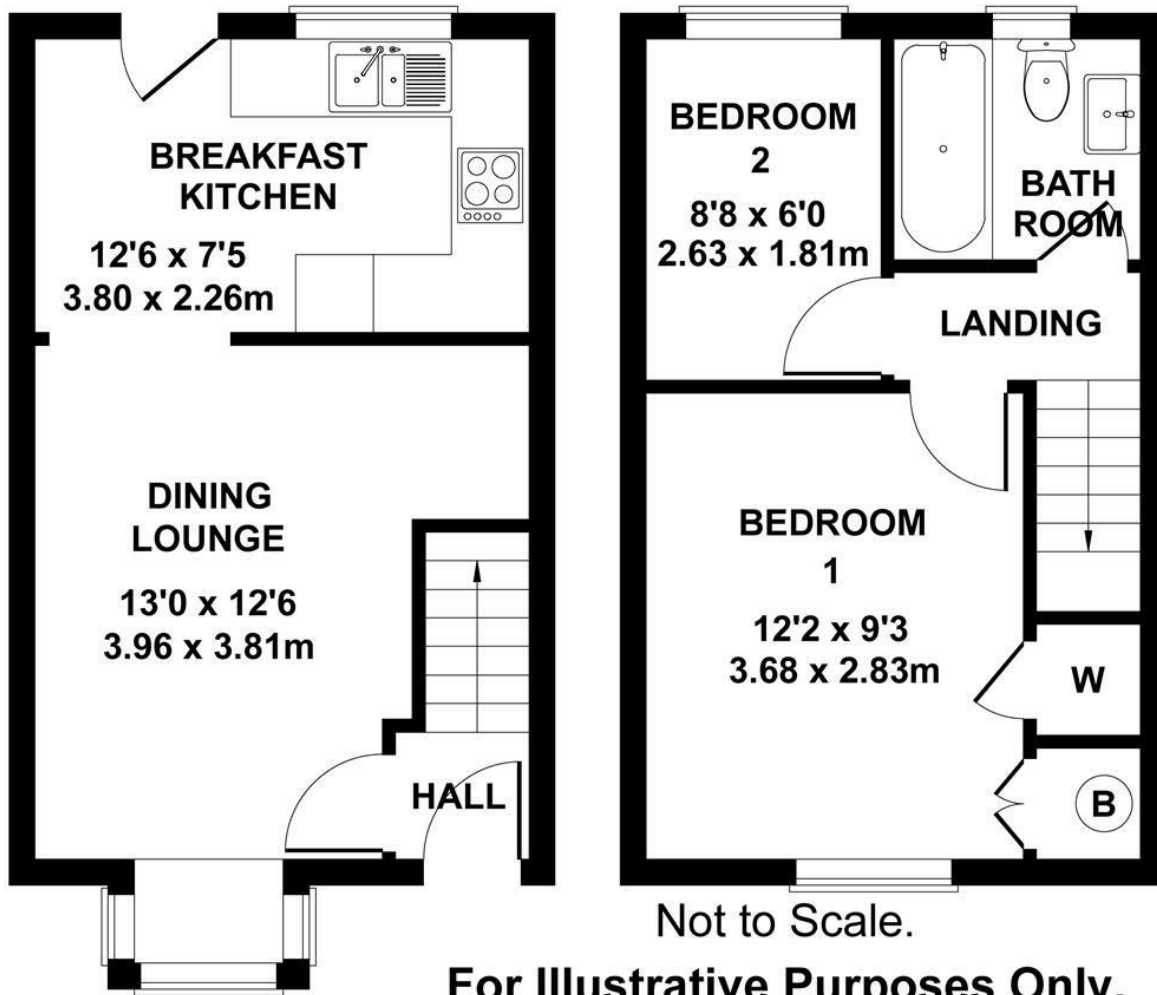
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library with a 'state of the art' Leisure Centre, Gym, Swimming Pool, Community Hub and Theatre. 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.

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!

## 9 BRENDON GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8TN



Approximate Gross Internal Area  
527 sq ft - 49 sq m



Council Tax Band **A**

**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. Take the last turning on the right, prior to Saxondale island, into Balmoral Road. At the T junction turn left into Wychwood Road. Pass Milburn Grove and Copeland Grove on the left. Turn next left into Brendon Grove and follow the road around to the left towards the end of the quiet cul-de-sac where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

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

# 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](mailto: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](http://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

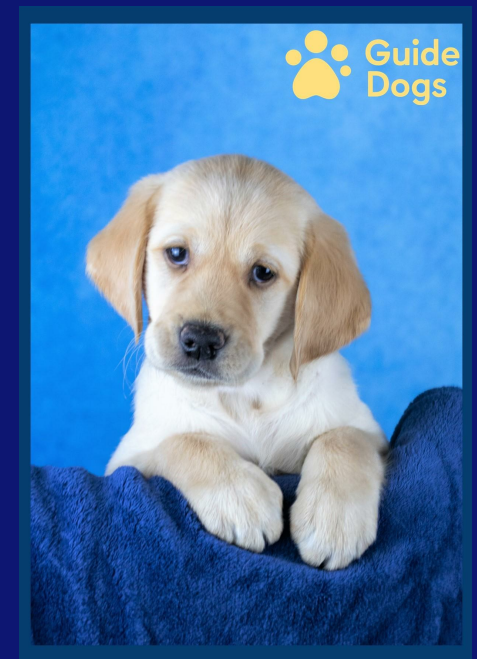
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





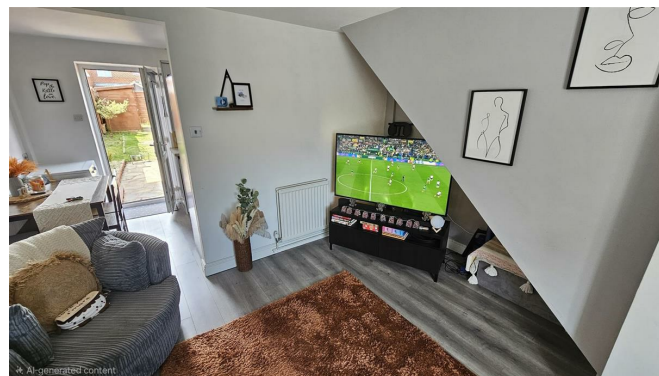
Double glazed and upvc entrance door into the

**HALLWAY**

with stairs rising to the first floor and a door into the

**DINING LOUNGE**

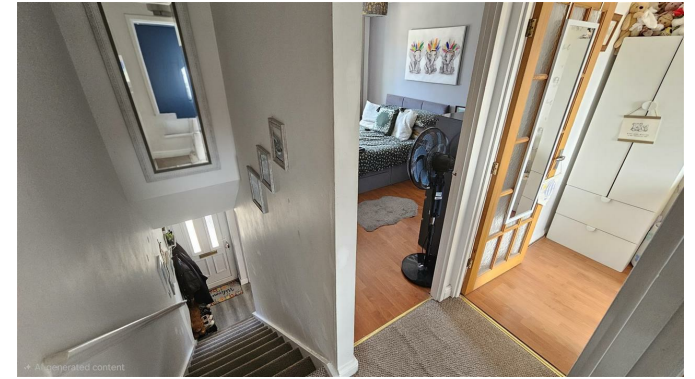
13'0 x 12'0 (3.96m x 3.66m)  
with two central heating radiators and a double glazed box bay window to the front. Useful under-stairs area for TV or dining table. Wood effect flooring.





### **RE-FITTED BREAKFAST KITCHEN**

12'6 x 7'6 (3.81m x 2.29m )  
with butchers' block style work surfaces to three sides with drawers and cupboards under. Single drainer sink unit. Double glazed window. Double glazed door to the exterior. Plumbing for a washing machine and space for a dryer. Electric oven with extractor hood over and separate electric oven. Wall mounted cupboard units. Central heating radiator. Wood effect flooring and space for a Fridge Freezer.





### **LANDING**

with access to the loft space.

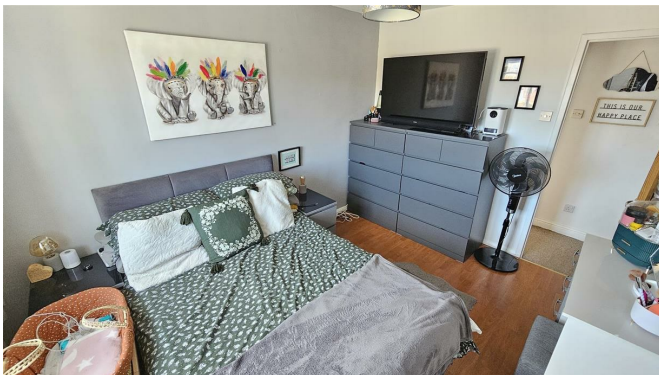
### **BEDROOM 1**

12'2 x 9'3 (3.71m x 2.82m)

with a central heating radiator and a double glazed window to the front. Very large wardrobe and separate airing cupboard housing the Weissman gas fired combi-boiler serving the domestic hot water supply and central heating system. Wood effect flooring.

### **BATHROOM**

with a three piece suite comprising a panelled bath with shower over and pivot screen with rainwater shower and handset, a wall mounted wash basin and low flush W.C. Double glazed window. Chrome towel radiator. Wood effect flooring.





**BEDROOM 2 / HOME OFFICE / DRESSING ROOM**

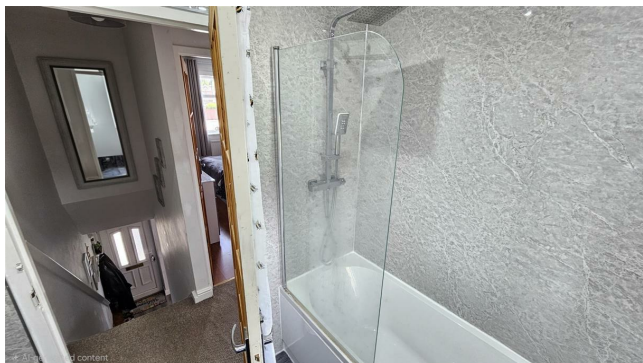
8'8 x 6'0 (2.64m x 1.83m)  
with a central heating radiator and a double glazed window to the rear. Wood effect flooring.

**OUTSIDE - FRONT**

To the front is a driveway with off street parking and a side gravelled border.

**OUTSIDE - REAR**

To the rear is an attractively landscaped garden which is mainly laid to lawn and designed for maximum effect and low maintenance. There is an extended patio area, gravelled borders, fully enclosed by timber fencing, sensibly an outside tap has been fitted.







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!