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

34 NIGHTINGALE WAY, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8QP

£170,000

34 NIGHTINGALE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8QP

Only £170,000!!!

'Location' is one of the main key features to any house sale and then it is 'position'. This particular property is positioned within a cul-de-sac on one of Bingham's most popular first time buyer developments and within catchment of Carnarvon School. There is a southerly facing rear garden which is a blank canvas for the right buyer and the property is being sold with the benefit of NO CHAIN and has now been priced to allow for the necessary 'wake up' of the property throughout.

The property is less than five minutes' drive or a 16 minute walk from Bingham Market Place where there are a range of shops as well as healthcare and the Library. A regular bus service to Nottingham City Centre passes nearby along Nottingham Road.

With a bus stop only 225 yards away, there is even easier access into the Market Place of Bingham where you can enjoy 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.

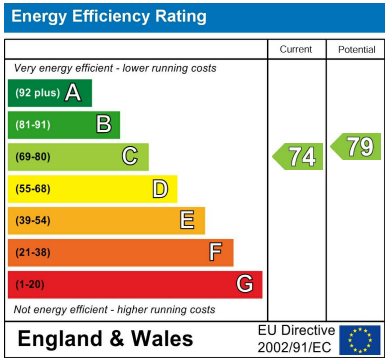
For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

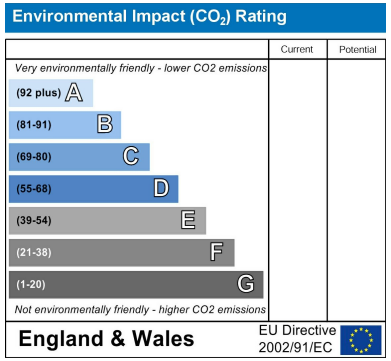
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.

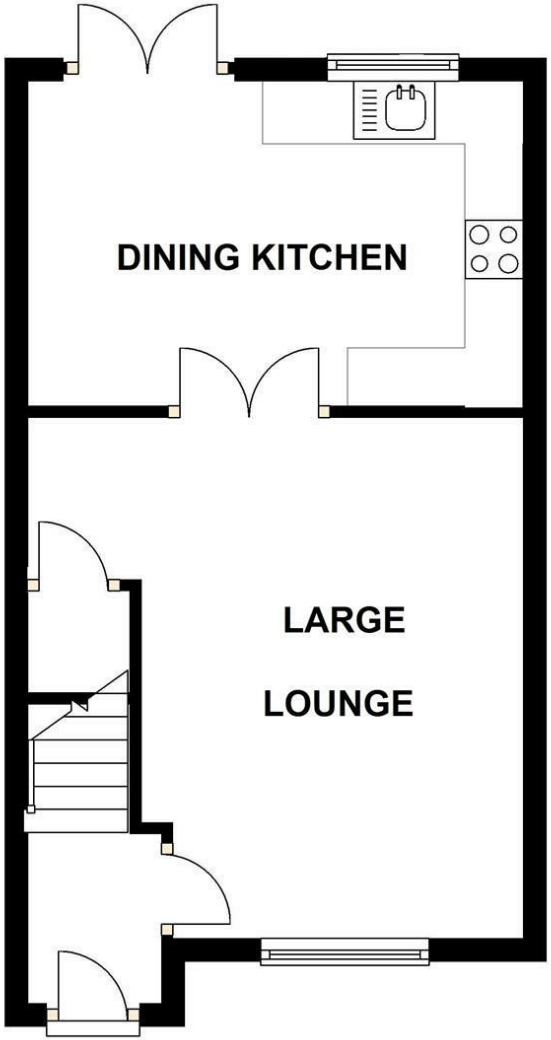
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way VIew Care Home on the right hand side. Pass both Belvoir Vale Grove and the next right Swallow Drive. Take the following right into Nightingale Way. Turn left at the T junction and the property will be found on the right hand side, clearly denoted by the Hammond Property Services For Sale board.

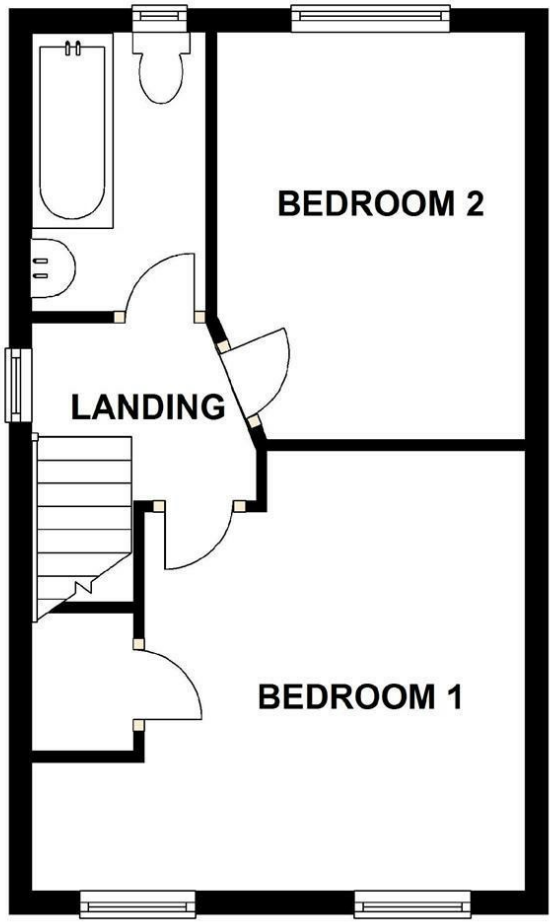
For Sat Nav use Post Code; **NG13 8QP**

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!

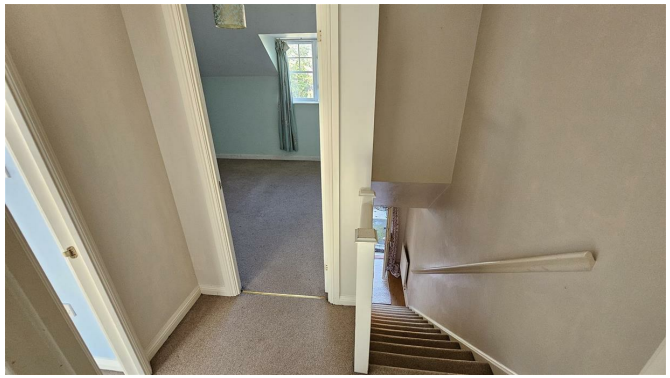
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

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. Wood effect flooring.

DINING KITCHEN
14'0 x 9'3 (4.27m x 2.82m)
with work surfaces to three sides with drawers and cupboards under. Plumbing for an automatic washing machine. Single drainer sink unit. Wall mounted cupboard units. Central heating radiator. Double glazed double doors leading on to the patio area of the southerly facing and sunny rear garden.



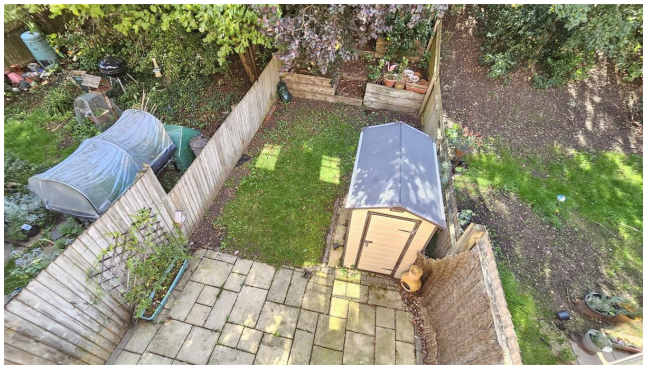
LANDING
with access to the loft space.

BEDROOM 1
12'9 x 12'0 (3.89m x 3.66m)
with double glazed window to the front. Central heating radiator. Airing cupboard. Vanity area or wardrobe recess.

BEDROOM 2
11'3 x 9'0 (3.43m x 2.74m)
with double glazed window. Central heating radiator.

BATHROOM
comprising panelled bath with shower over, wash basin and a low flush W.C. Central heating radiator. Double glazed window.

OUTSIDE - FRONT
To the fore of the property are two parking spaces and an open frontage.



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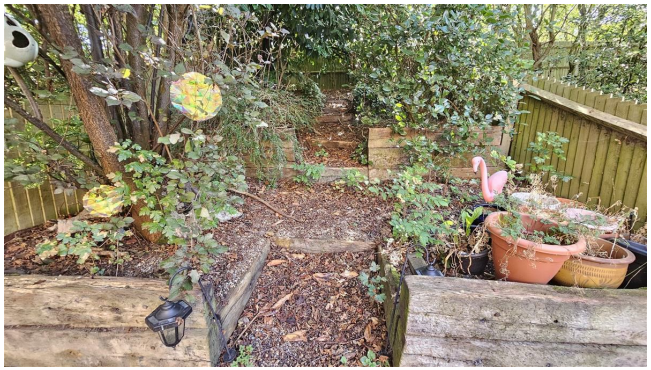
OUTSIDE - REAR

To the rear is a southerly facing, fully enclosed and sunny lawned garden with an extended patio area leading from the double doors of the dining kitchen - steps up to the heavily planted area beyond. There is a garden shed which will be included in the sale.



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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

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**

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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!