



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

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**30 ST. MARYS ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8DW**

£350,000

30 ST. MARYS ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8DW

Recently upgraded throughout to a very high standard - it's ready to move into! With an upgraded kitchen, upgraded bathroom, upgraded carpets, upgraded decoration... you can simply walk in, put your furniture down and... do nothing!

This really well-proportioned and balanced gas centrally heated and double glazed detached family home provides tastefully presented accommodation which is well complemented by an equally good-sized and very private rear garden, with views over adjoining fields. The interior has been enhanced by the creation of the open plan dining kitchen arrangement to the rear that overlooks the sunny rear garden - it is what everyone is looking for with the feeling of space, space and more space.

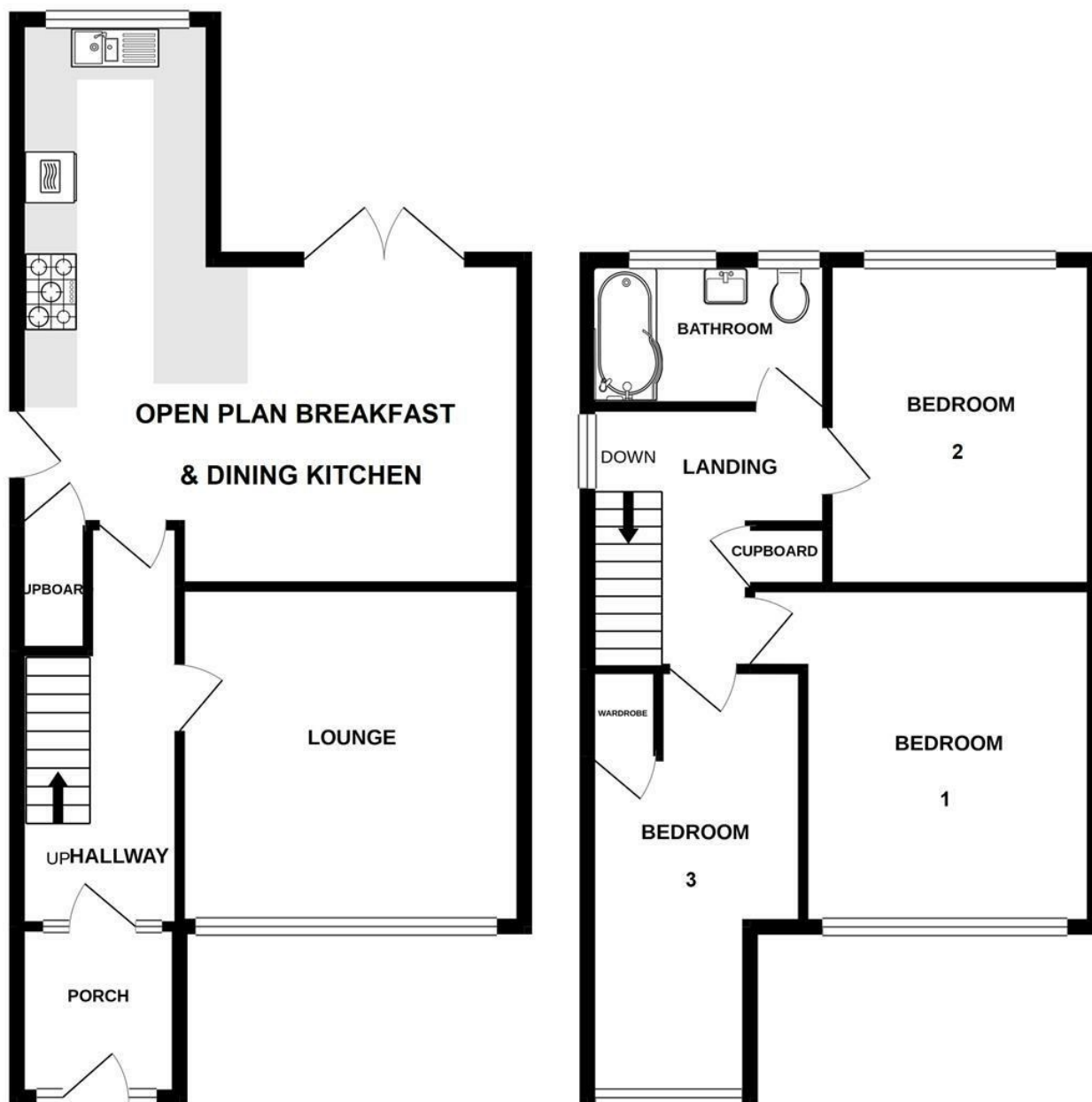
The larger than average third double bedroom is well worth a look; plenty of extra space the little ones. Carnarvon School is very close by and there is no excuse for being late for morning registration!

Whilst creating the 'new house in an old shell', the owners have sensibly created the perfect Workshop / Home Office.... both insulated and plastered, with 4 double sockets, 2 large strip lights and with double doors to both the front and leading through to the rear garden. This is perfect for anyone who has enjoyed a change in working environment.

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.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band **C**

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.

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right turn continue straight ahead remaining into Long Acre East. Turn immediately left into Fosters Lane. Bear left then right into Rutland Road. At the T junction turn right into St Mary's Road where the property will then be found after 200 yards on the left hand side; clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8DW

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

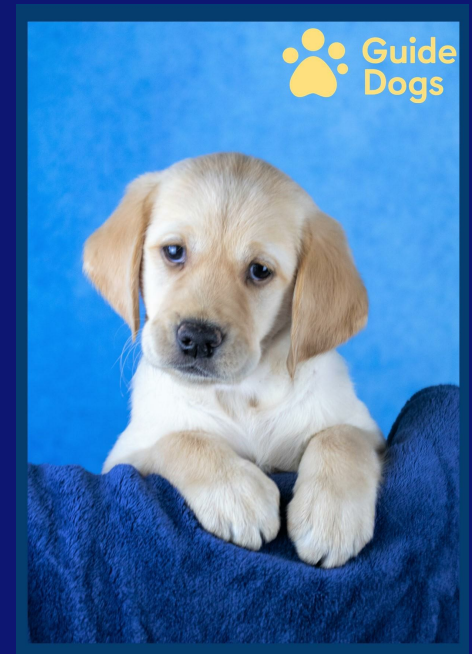
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





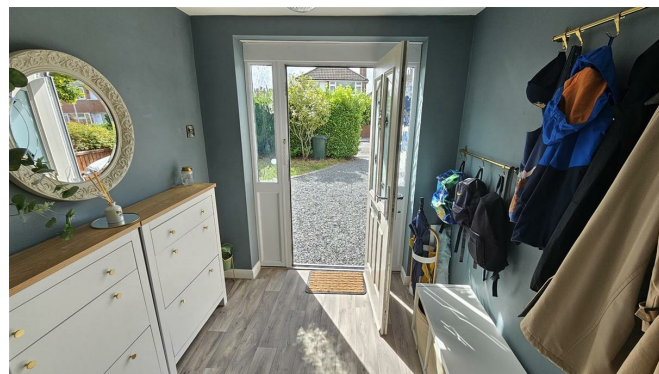
Double glazed composite and double glazed front door with side windows leading into the

LARGE RECEPTION PORCH

with wood effect flooring and double glazed door into the

SPACIOUS HALLWAY

with wood effect flooring and central heating radiator. Stairs to the first floor with feature timber and glass staircase.





OPEN PLAN BREAKFAST & DINING KITCHEN

19'0 x 19'0 (5.79m x 5.79m)

Kitchen area: with marble effect work surfaces to two sides with drawers and cupboards under and a breakfast bar. Tiled flooring. 5 ring gas hob with with extractor fan over. Bosch double oven and integrated dishwasher. Plumbing for washing machine and dryer. Wall mounted cupboard units. Tiled upstands. Recessed spotlights.





DINING AREA

with tiled flooring. Central heating radiator. Double glazed double doors to the large decking area of the private and sunny rear garden.





LOUNGE

13'0 x 12'6 (3.96m x 3.81m)
with a central heating radiator and a
double glazed window overlooking the
front.



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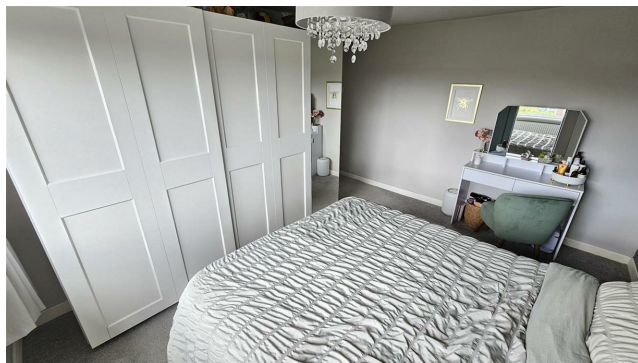


LANDING

with a double glazed window to the side and an airing cupboard.

BEDROOM 1

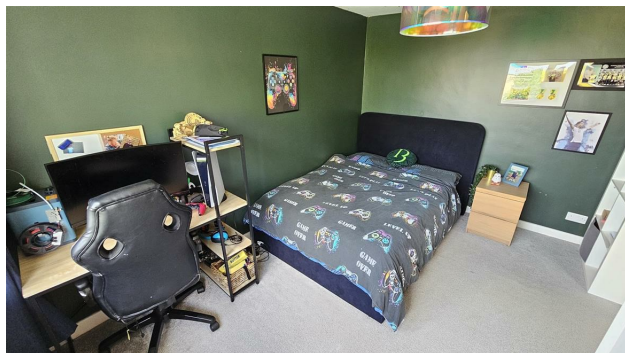
13'0 x 13'0 (3.96m x 3.96m)
with a central heating radiator and a double glazed window overlooking the front.





BEDROOM 2

12'0 x 10'0 (3.66m x 3.05m)
with a central heating radiator and a double
glazed window overlooking the rear garden
and magnificent views to the north across
farmers' fields that change with the seasons.





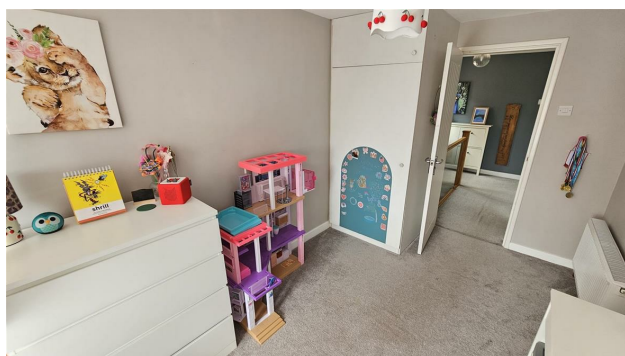
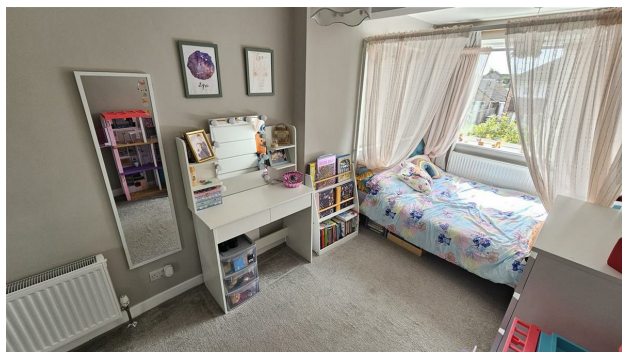
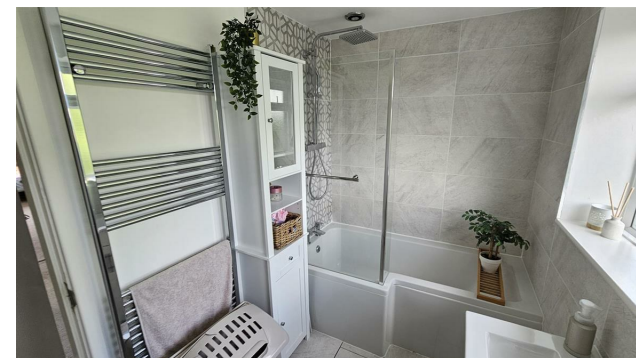
EXTENDED BEDROOM 3

16'2 x 8'0 (4.93m x 2.44m)

with a central heating radiator and a double glazed window overlooking the front.

BEAUTIFUL BATHROOM

with a three piece white suite comprising a low flush W.C., wash hand basin with chrome mixer tap and pop up waste and a cupboard under, 'P' shaped panelled bath with chrome mixer tap and rainwater shower and separate handset and glass screen, central heating chrome towel radiator, tiled flooring and two UPVC double glazed and obscure windows to the rear.





OUTSIDE - FRONT

To the fore of the property is a large area of gravelled driveway leading to the side and providing ample parking for numerous vehicles. Side access is via secure timber gates which lead to the rear lawned garden which is fully enclosed and with plenty of privacy.



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OUTSIDE - WORKSHOP / HOME OFFICE

Whilst creating the 'new house in an old shell', the owners have sensibly created the perfect Workshop / Home Office.... both insulated and plastered, with 4 double sockets, 2 large strip lights and with double doors to both the front and leading through to the rear garden. This is perfect for anyone who has enjoyed a change in working environment.

OUTSIDE - REAR

A sensibly created large decking area provides the perfect space from which to enjoy the garden and also leads from the dining area. There is an outside power socket and tap located near the decking area. Stunning open views to the north across adjacent fields, fields and more fields.





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!

