



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

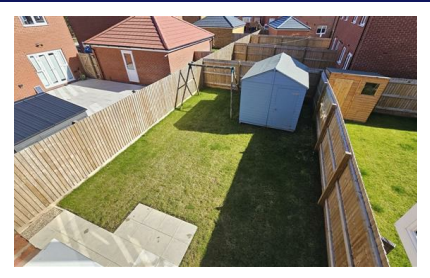
[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

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



**17 FIDDIES DRIVE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7BG**

**£270,000**

## 17 FIDDIES DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7BG

A semi-detached family home completed by Taylor Wimpey Homes to their very popular Gosford design with an enviable position with a short walk to the grassed area with a range of play equipment.... but just far enough away!

For easier control of the temperature, there is additional air conditioning and heating with a 5kw split air conditioning installed on the left hand wall at the top of the stairs.

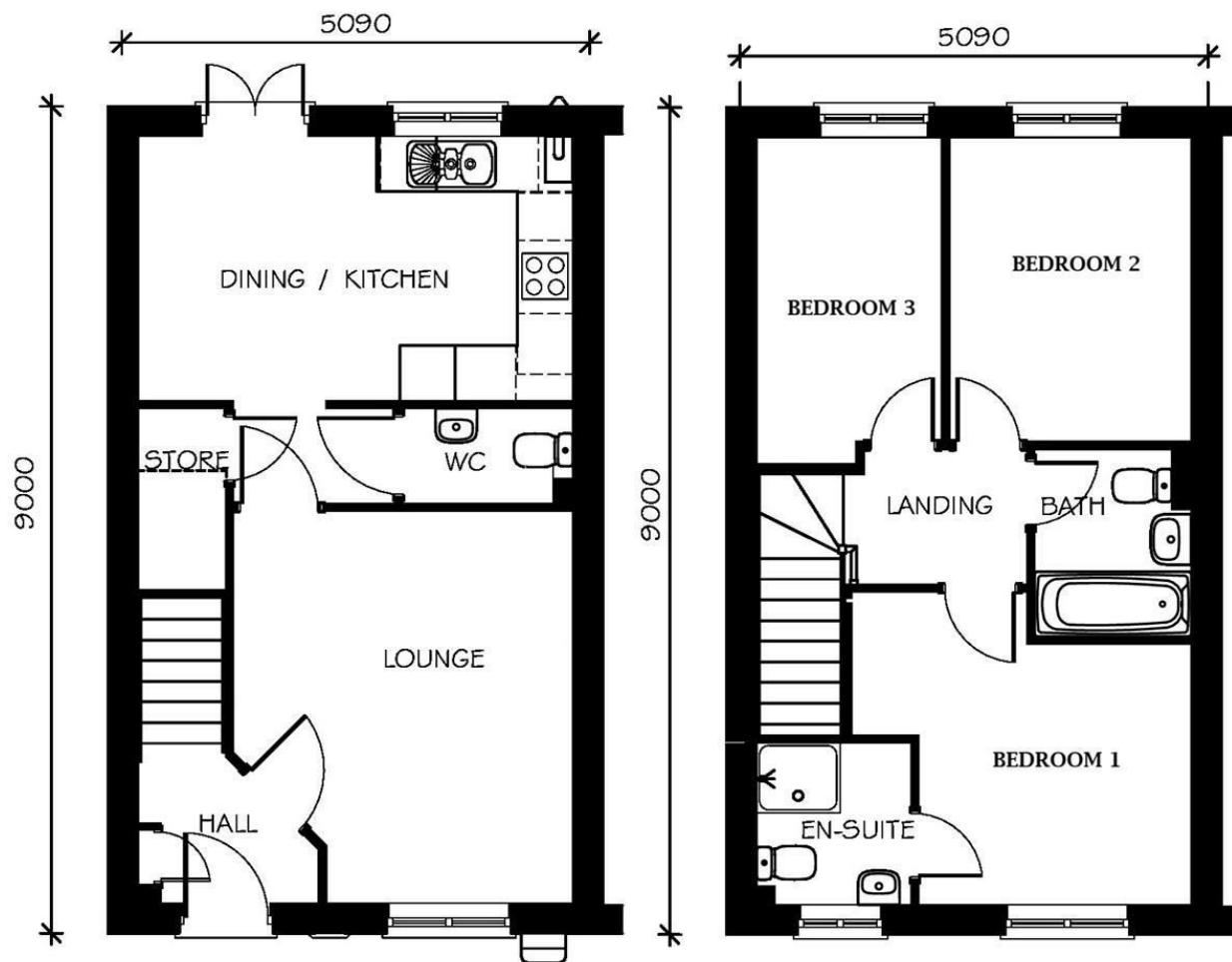
With a hallway, separate lounge, a downstairs cloakroom and a large open plan kitchen / diner to the ground floor, whilst to the first floor is the main bedroom with en-suite shower room and two further bedrooms serviced by the family bathroom. The larger than average and easterly facing rear garden is fully enclosed with off street parking spaces for two vehicles to the front side and an electric charging point has been sensibly provided.

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.

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.

There will be a Service Charge towards the maintenance of the Green Areas of the Development once this phase has been completed.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA = 79 SQ.M. or 850 SQ.FT.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Council Tax Band

C

**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn second left, before the Traffic Island, into Burrows Drive and follow the road as it bends to the right, then first left into Roberts Avenue. At the T junction, turn right into Fiddies Drive and this property is then found on the right hand side; clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code;** NG13 7BG

# 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.

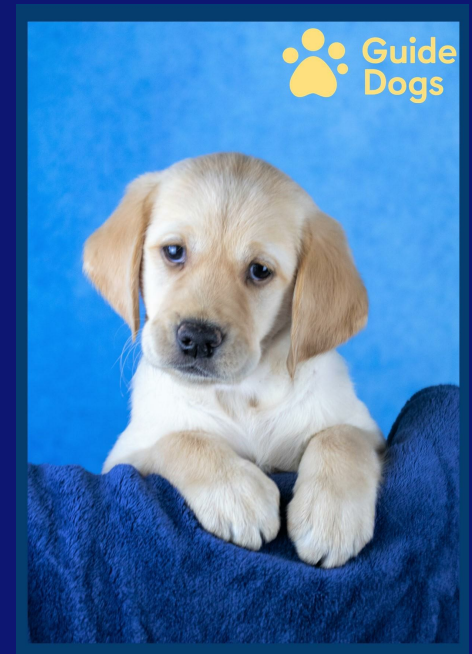
## REFERRAL FEES

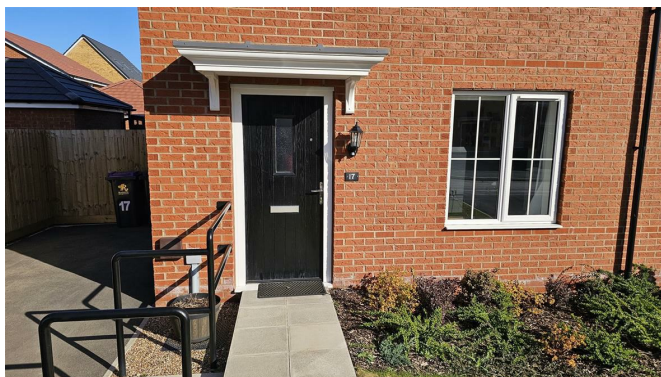
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

## 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.

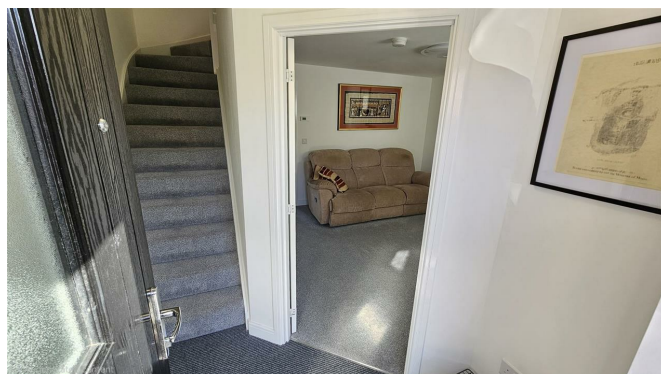




Composite entrance door into the  
**HALLWAY**  
with stairs to the first floor and a door to the

**LOUNGE**  
14'0 x 12'0 (4.27m x 3.66m)  
with a central heating radiator and a double  
glazed window to the front.

**INNER LOBBY**  
with a useful storage cupboard.





### **OPEN PLAN KITCHEN / DINING AREA**

15'6 x 9'6 (4.72m x 2.90m)  
with butcher's block effect work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and separate electric oven. Integrated fridge, freezer and dishwasher. Large inset stainless steel sink unit with mixer tap. Tiled flooring.

### **DINING AREA**

with double glazed double doors leading to the rear garden. Central heating radiator and very useful and large under-stairs storage cupboard from the lobby area.



### **CLOAKROOM / W.C.**

Low level flush W.C, pedestal wash hand basin and tiled flooring.





### **LANDING**

From the hallway, stairs rise to the first floor landing. For easier control of the temperature, there is additional air conditioning and heating with a 5kw split air conditioning installed on the left hand wall at the top of the stairs.

### **BEDROOM 1**

12'3 x 9'3 (3.73m x 2.82m ) with a central heating radiator and a double glazed window to the front. Wardrobe recess.



### **EN-SUITE SHOWER ROOM**

Double glazed window to the front elevation, low level flush W.C., wash hand basin, a tiled shower enclosure.





### **BEDROOM 2**

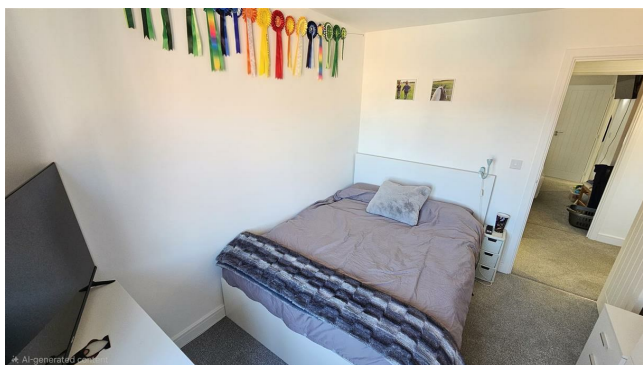
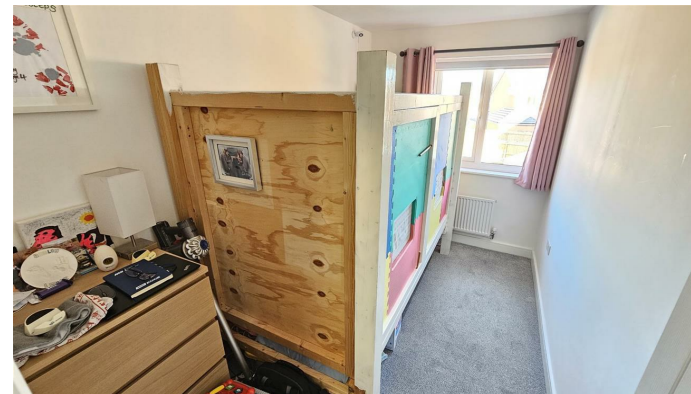
11'0 x 8'8 (3.35m x 2.64m)  
with a central heating radiator and a double glazed window to the rear.

### **BEDROOM 3**

11'8 x 6'7 (3.56m x 2.01m)  
with a central heating radiator and a double glazed window to the rear.

### **FAMILY BATHROOM**

with a three piece suite comprising a panelled bath with screen and shower over, a low flush W.C. and a wash hand basin.





### **OUTSIDE - FRONT**

To the side of the property is driveway providing off street parking for two vehicles and gated access to the rear garden. Sensibly, an electric car charging point has been fitted.

### **OUTSIDE - REAR**

To the rear is a fully enclosed and lawned garden with patio area and outdoor electric sockets.





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**





**SOLD**

01949 87 86 85

www.hammondpropertyservices.com

← Want one of these???

**Then get one of these!!!**

→



**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!