



Hammond
Property Services

FOR SALE

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

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**4 NENE WAY, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YF**

£389,950

4 NENE WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8YF

One of Miller Homes best designs, The Wells, and completed in 2014, this detached, four double bed roomed family home is situated within the popular market town of Bingham and enjoys a southerly facing rear garden with an artificial lawn to ensure easy maintenance and play throughout the year.

From the front entrance door is a wide reception hallway, a lounge to the rear, a dining area that is open plan to the kitchen, a study / home office, a downstairs cloakroom and a separate utility room. To the first floor are the four bedrooms with an en-suite shower room to the main bedroom and a recently upgraded main family bathroom with shower over the bath.

Outside there is a parking space to the front of the garage which is located at the rear of the property and a substantial and southerly facing garden to the rear with the perfect sun-trap patio area... ideal for those who enjoy al fresco dining during those balmy summer evenings.

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.

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.

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.

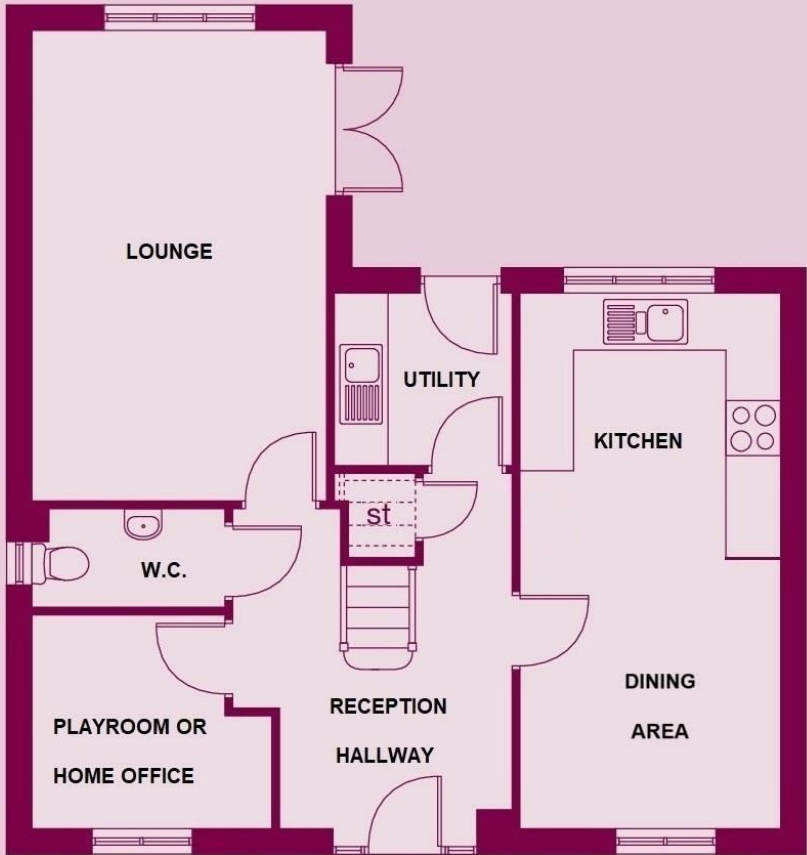
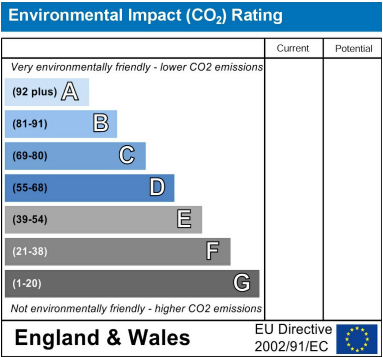
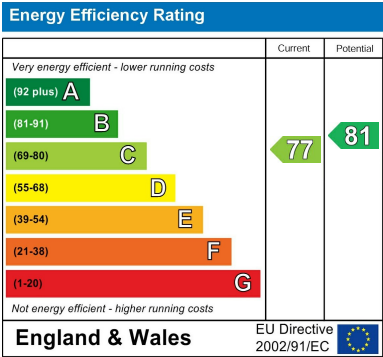


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third left into Nene Way and the property can be found immediately on the right hand side, along a pathway, clearly denoted by our Hammond Property Services For Sale sign. The pathway leads to the front door whilst parking and garaging is available to the rear of the property.

For Sat Nav use Post Code: NG13 8YF

Council Tax Band

E



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

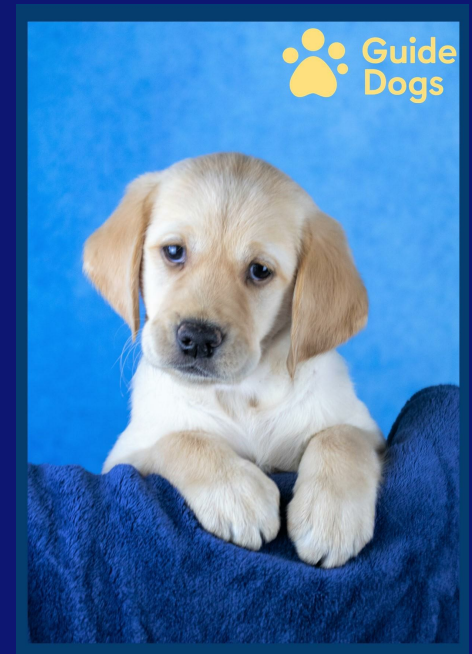
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Entrance to the property is via a double glazed door overlooking the open grassed area

RECEPTION HALLWAY

13'9 x 10'3 (4.19m x 3.12m)

Central heating radiator and doors leading to ground floor accommodation, central staircase leading to the first floor. Under-stairs storage cupboard. Tiled flooring.

OPEN PLAN DINING KITCHEN

19'8 x 9'7 (5.99m x 2.92m)

A fully fitted family kitchen with ample base and wall mounted units with work surfaces over, inset sink with stylish mixer tap, integrated stainless steel ovens and a hob with extractor fan over, integral fridge freezer and dishwasher, space for the tumble dryer, tiled flooring, contemporary upstands to the preparation areas and uPVC double glazed window to the rear elevation. Tiled flooring.





DINING AREA

with a uPVC window to the front elevation, central heating radiator. A continuation of the tiled flooring.

UTILITY ROOM

6'3 x 6'6 (1.91m x 1.98m)

Fitted with base units with roll top work surface over, space and plumbing for dishwasher and washing machine, stainless steel sink and drainer with mixer tap over and double glazed door leading out to the patio area of the rear garden. Tiled flooring.





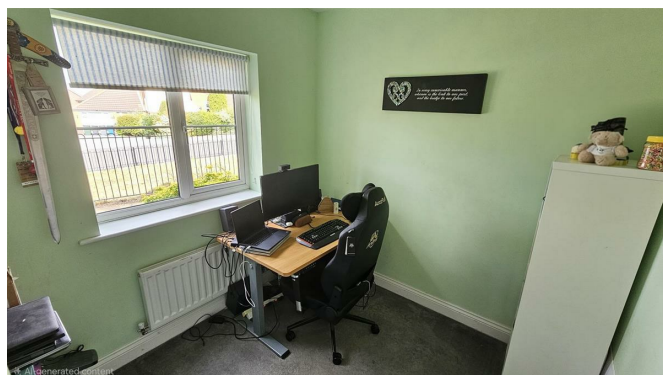
CLOAKROOM / W.C

Fitted with a two piece white suite comprising; low level W.C and pedestal wash hand basin. Mosaic tiling to splash backs and UPVC double glazed obscure glazed window to the side elevation. Tiled flooring.

LOUNGE

17'6 x 11'0 (5.33m x 3.35m)

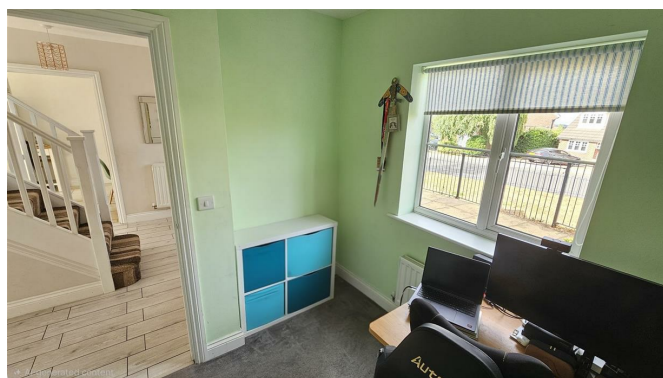
This spacious sitting room benefits from two double radiators. uPVC double glazed window and double doors giving access to the extended patio area of the garden.



STUDY / PLAYROOM / HOME OFFICE

9'0 x 8'0 (2.74m x 2.44m)

An additional, useful reception room suitable for a variety of purposes, UPVC window to the front elevation, central heating radiator.





FIRST FLOOR LANDING

Stairway rising from the ground floor to the spacious landing with UPVC window to the rear elevation, overlooking the garden and doors leading to bedroom and bathroom accommodation.

MASTER BEDROOM

11'7 x 11'2 (3.53m x 3.40m)

This well proportioned room is located to the front of the property, with a 5 door run of fitted wardrobes, a uPVC double glazed window to the front elevation, central heating radiator and door to en-suite.

EN-SUITE SHOWER ROOM

with a three piece white suite comprising a low level W.C., wash hand basin and a corner shower. uPVC obscure glazed window to the front elevation.



BINGHAM'S COMMUNITY ESTATE AGENT

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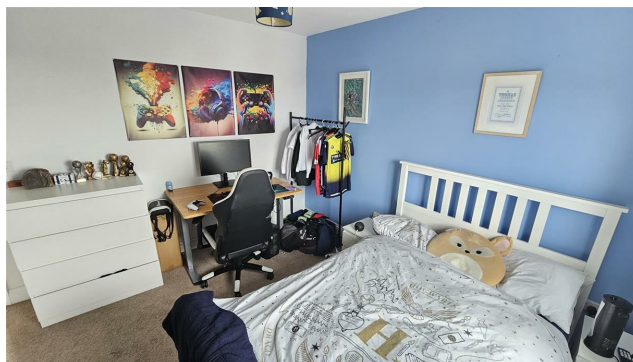
BEDROOM TWO

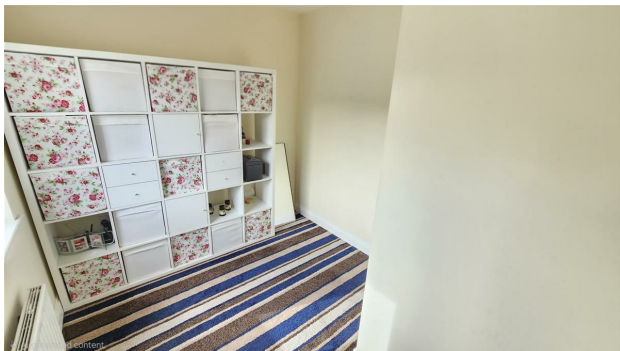
11'6 x 10'0 (3.51m x 3.05m)

Another generous double bedroom with UPVC window to the front elevation, central heating radiator.

UPGRADED BATHROOM

Fitted with a white three piece suite and comprising a panelled bath with screen and shower over, a low level W.C., a pedestal wash hand basin with mixer taps, Ceramic tiling to all walls and floor, chrome towel ladder-radiator, UPVC opaque glazed window to side elevation





BEDROOM FOUR

9'6 x 8'2 (2.90m x 2.49m)

With upvc window to the rear elevation, central heating radiator.

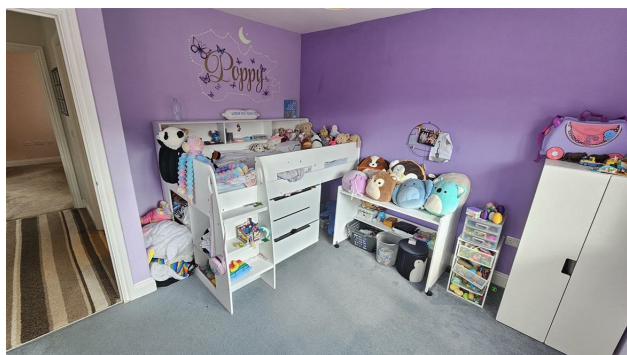
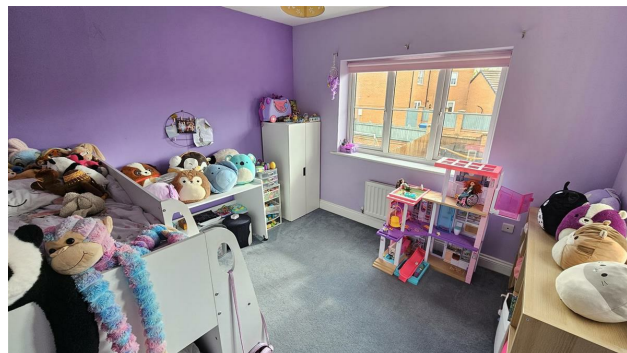
BEDROOM THREE

11'6 x 10'0 (3.51m x 3.05m)

A generous double bedroom with two UPVC windows to the rear elevation, overlooking the garden, central heating radiator.

OUTSIDE - FRONT

A pathway leads from the start of Nene Way to the front door, passing number 2.





OUTSIDE - REAR

To the rear, there is a large and southerly facing landscaped garden with an extended patio area for those who enjoy al fresco dining during those balmy summer months and a spacious area of artificial lawn beyond with walled and timber fencing ensuring a high degree of privacy. A courtesy gate from the rear garden leads on to the driveway and garage. Sensibly, an outside tap has been fitted.





OUTSIDE - GARAGE AREA

To the rear of the property is a communal driveway leading to the single garage with an off street parking space in front of it and gated access to the rear garden.



GARAGE & GATE

