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FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**85 HALLAM DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 1DX**

£325,000

85 HALLAM DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 1DX

Built to the very popular Lea house style by William Davis Homes on the Prince's Close Development and completed in 2022, this home is perfect for those who have enjoyed a change in working pattern and require a Home Office with the perfect 'pod' within the garden with power, light and telephone point. For a play area, the conversion of part of the garage should put this to the top of your viewing list... power, light and sound insulation! Ideal for the little ones...

The property is being offered with the benefit of *** NO CHAIN *** to enable a speedy purchase for the right buyer.

There is a lounge to the front, a ground floor cloakroom / W.C., a spacious dining kitchen with pantry to the side. To the first floor, the main bedroom enjoys en-suite shower room facilities, two further bedrooms and a family bathroom. The rear garden is very private and is perfect for those who enjoy al fresco dining during those balmy summer evenings; with plenty of space for outdoor seating.

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham City. It has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Plenty of easy access to the A52, A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes. The closest Bus Stop into Nottingham is 800 yards away.

The neighbouring Market Town of Bingham enjoys a range of supermarkets and independent shops, eateries, coffee houses, public houses, a market held every Thursday, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.



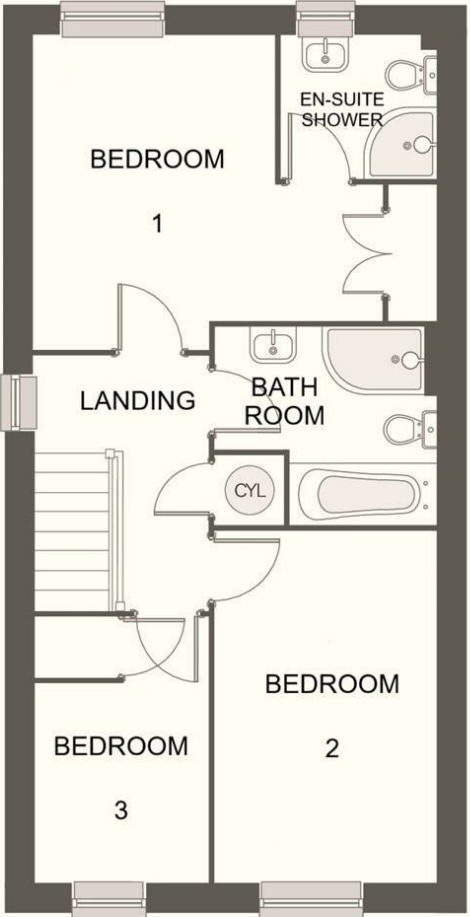
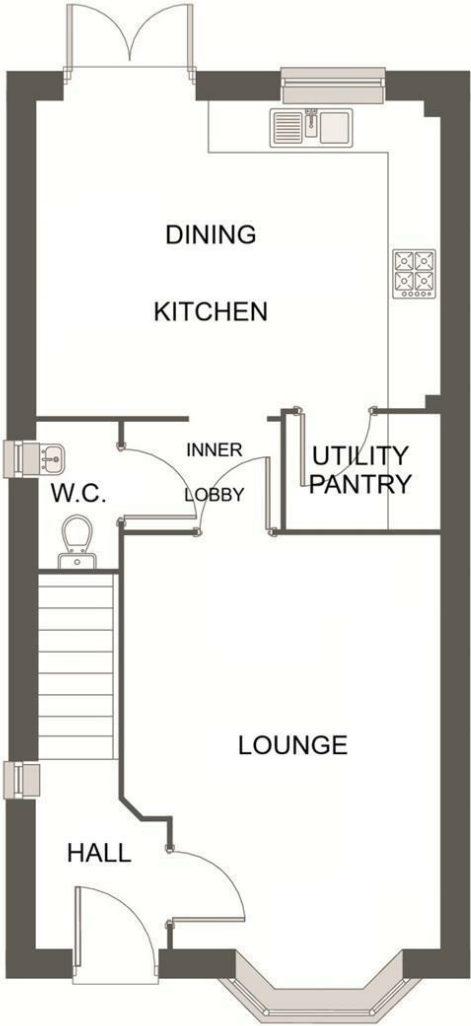
DIRECTIONAL NOTE

For Sat Nav use Post Code: NG12 1DX

Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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

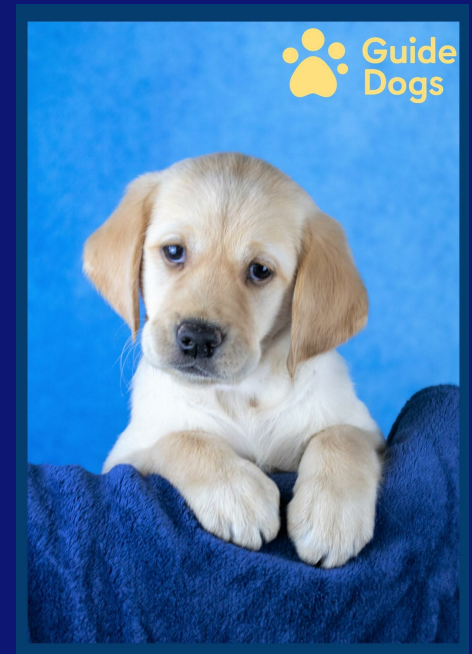
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

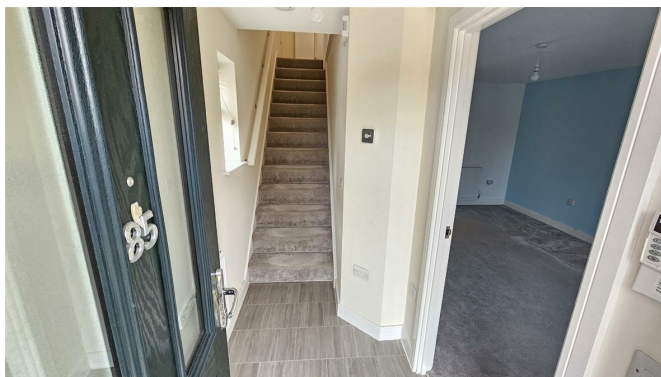
1st January 2026

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 into the

HALLWAY

Stairs to the first floor, central heating radiator. Wood effect flooring.

LOUNGE

16'0 x 12'3 (4.88m x 3.73m)

Two central heating radiators. Double glazed window to the front elevation.

CLOAKROOM

with white two piece suite comprising low flush W.C. and wash hand basin. Double glazed window. Central heating radiator.

INNER LOBBY





DINING KITCHEN

15'6 x 12'0 (4.72m x 3.66m)

with a contemporary range of anthracite coloured high gloss base and wall cabinets with contrasting white marble effect worktops and upstands, an inset composite 1.5 bowl sink with spray hose mixer tap and a range of integrated appliances including a Smeg dishwasher, oven, four burner gas hob with glass splashback and chimney extractor hood over as well as an integrated fridge freezer. There is tiled effect flooring throughout, spotlights to the ceiling, a central heating radiator, a Logic central heating boiler concealed within one of the kitchen cupboards, a uPVC double glazed window and French doors leading onto the rear garden and a door into the utility space.





UTILITY SPACE / PANTRY

A useful utility room fitted with a marble effect worktop with upstands providing space beneath for two appliances including plumbing for a washing machine. There is a wall mounted unit for storage plus tiled effect flooring, a central heating radiator and a wall mounted extractor fan.

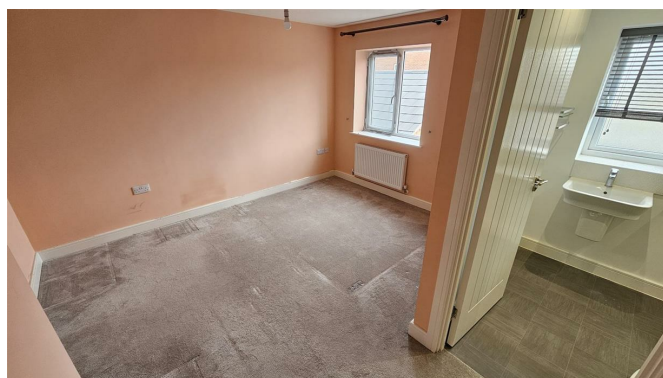
LANDING

with a double glazed window to the side. Airing cupboard.

BEDROOM 1

13'6 x 12'0 (4.11m x 3.66m)

with a central heating radiator and a double glazed window to the rear. Built in double wardrobes.





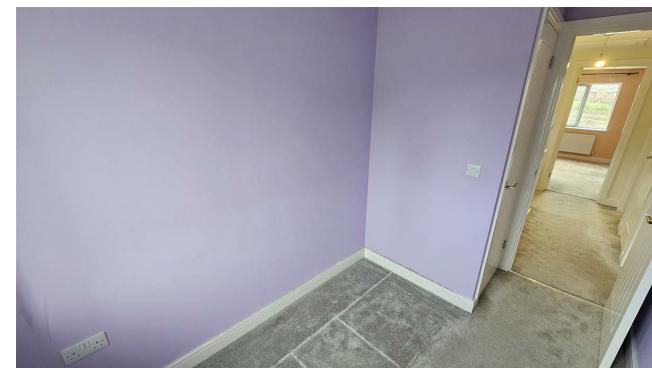
EN-SUITE SHOWER ROOM

with a modern suite by Roca including a half pedestal wash basin with mixer tap, a dual flush toilet and a quadrant style shower cubicle with glazed sliding doors and mains fed shower. There is tiling for splashbacks, a towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the rear aspect.

BEDROOM 2

13'6 x 8'6 (4.11m x 2.59m)

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



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 3

10'3 x 6'8 (3.12m x 2.03m)

with a central heating radiator and a double glazed window to the front. Built-in cupboard over the stairs.

BATHROOM

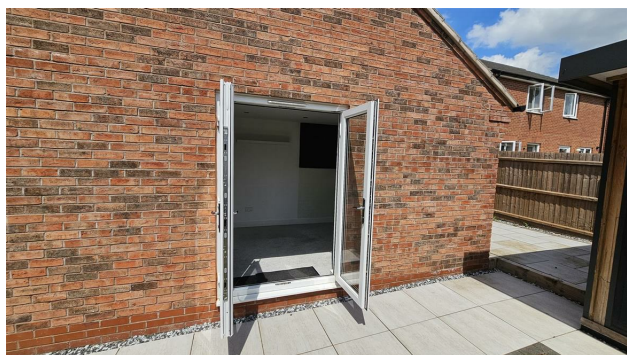
A four piece bathroom fitted with a modern suite by Roca including a half pedestal wash basin with mixer tap and tiled splashbacks, a dual flush toilet, a panel sided bath with mixer tap and a quadrant style shower cubicle with glazed shower screen and mains fed shower. There is tiling for splashbacks, a towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.





OUTSIDE

To the side of the property, a spacious driveway provides parking for three vehicles and features a wall-mounted EV charging point. Secure gated side access leads into a fully enclosed, beautifully landscaped rear garden. Designed for outdoor living, it boasts a generous paved patio area complete with an outside tap and external lighting.





GARAGE CONVERSION

This versatile brick-built space has been cleverly divided. The front retains practical storage space accessed via a traditional up-and-over door. The rear has been transformed into a fully insulated, plastered, and decorated home office or studio. This comfortable room features fitted carpets, spotlights, plenty of power points, wall-mounted electric heaters, a rear-aspect uPVC double-glazed window, and uPVC double-glazed double doors opening directly onto the garden.

THE 'POD' OR HOME OFFICE?

A superbly constructed timber cabin offering excellent additional



flexibility. It comes fully equipped with power, lighting, and contemporary laminate flooring, flooded with natural light via a uPVC double-glazed side window and sliding patio doors to the front.



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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

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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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→



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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!