



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



**28 MILBURN GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SP**

£220,000

28 MILBURN GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SP

Why this one? overlooking possibly the largest garden in Bingham at this price range... with plenty of privacy and an extended patio area... two double bedrooms and set towards the end of a quiet cul-de-sac.

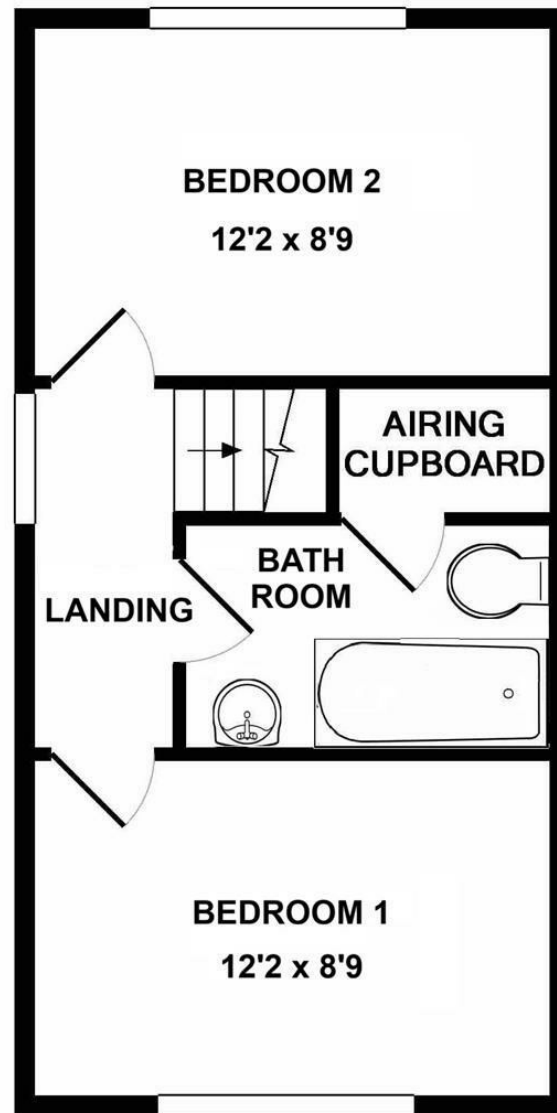
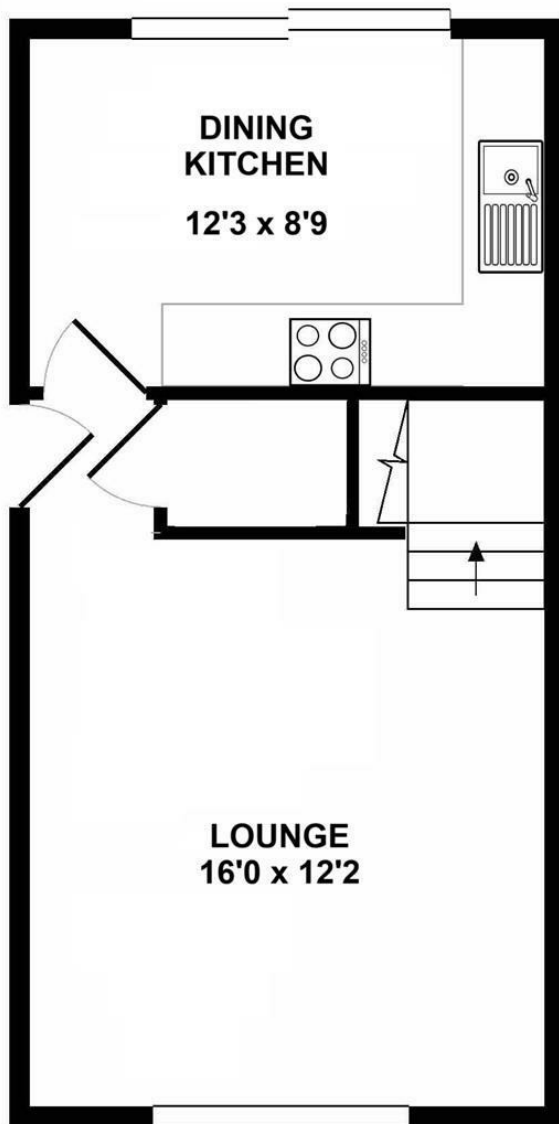
The property benefits from both gas central heating and double glazed windows throughout as well as the benefit to you of being sold with the benefit of NO CHAIN.

The property has the huge added benefit of having off road parking and a detached GARAGE & a good sized rear garden and would make an ideal purchase for a professional couple, first time buyer, growing family and investor alike.

The location could not be better being just a couple of minutes from the A46 & A52 – two of the most important roads in the area – allowing access to Nottingham, Leicester and Newark. For those requiring national access, the A1 and M1 are within half an hour's drive, as is East Midlands International Airport.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

Council Tax Band **B**

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Garden Road and Thoresby Road on the right. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road, passing Langdale and Grizedale Grove on the left, take the next left into Milburn Grove where the property will then be found on the right hand side and is clearly denoted by the HAMMOND Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8SP

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 £5,634 in 2024 for this extremely important Charity.

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

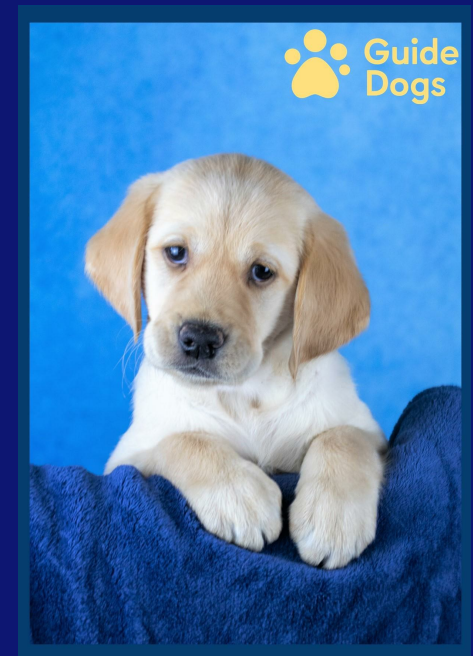
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

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 side entrance door through to
HALLWAY
 with under stairs space. Doors to both
 lounge and dining kitchen.

LOUNGE TO THE FRONT
 16'0 x 12'2 (4.88m x 3.71m)
 with two central heating radiators and a
 double glazed window overlooking the front.
 Feature fireplace.



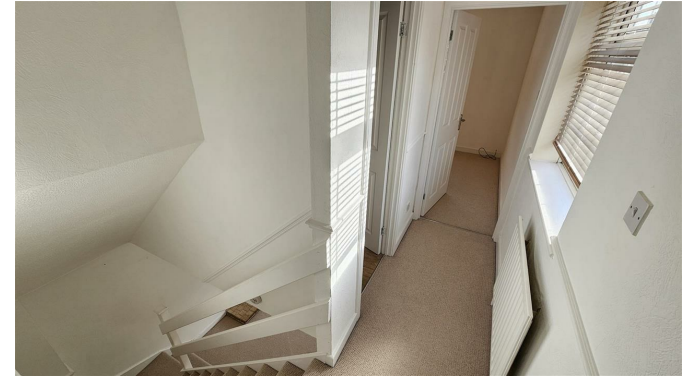


DINING KITCHEN

12'3 x 8'9 (3.73m x 2.67m)
with L shaped work surface with drawers and cupboards under. Wall mounted cupboard units. Plumbing for a washing machine or a dishwasher, space for a fridge and freezer. Complementary tiling. Double glazed patio doors onto the extensive patio area. Wall mounted gas fired boiler serving the domestic hot water supply and central heating system. Central heating radiator. Wood effect flooring. Four ring gas hob and a double electric oven.

LANDING

with a double glazed window to the side. Central heating radiator. Access to the loft.





BEDROOM 1

12'2 x 8'9 (3.71m x 2.67m)
with a central heating radiator and a double glazed window overlooking the front. Fitted wardrobes with both sliding and a mirror fronted door.

FULLY TILED BATHROOM

with a three piece white suite comprising a low flush W.C. pedestal wash hand basin, a panelled bath with a wall mounted shower handset over and pivot screen, a central heating radiator and an extremely large and useful airing cupboard.

BEDROOM 2

12'2 x 8'9 (3.71m x 2.67m)
with a central heating radiator and a double glazed window overlooking the rear garden.





OUTSIDE - FRONT

The property benefits from off road parking for three vehicles on the driveway that leads to the detached garage. An easy to maintain garden area at the front contains mature shrubs and a spacious lawn.

OUTSIDE - REAR

The larger than average and very private rear garden incorporates gated side access from the driveway, an extended area of patio which is perfect for those who enjoy al fresco dining during those balmy summer evenings. With a raised garden area, mature shrubbery and trees to the fully enclosed and fenced boundaries. To the detached garage is an up and over door to the front and a door providing access to the side.





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



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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→



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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!