



Hammond
Property Services

FOR SALE

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Nottinghamshire
NG13 8AR

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**49 BRENDON GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8TN**

£185,000

49 BRENDON GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8TN

A two bedroom semi detached property currently available within this very popular cul de sac. The gas centrally heated home enjoys a breakfast kitchen at the rear and a dining lounge to the front, with enough space in the room for a dining table for 4! A wonderful rear garden with plenty of extended patio space for entertaining during those balmy summer evenings, lawned area and timber garden shed. Parking space to the front on the private driveway. See it this weekend to avoid disappointment. It won't be around for long! The property is a short drive from Bingham Market Place where there is a range of shopping facilities. It is also handy for access to the A52 & A46

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.

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.

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!

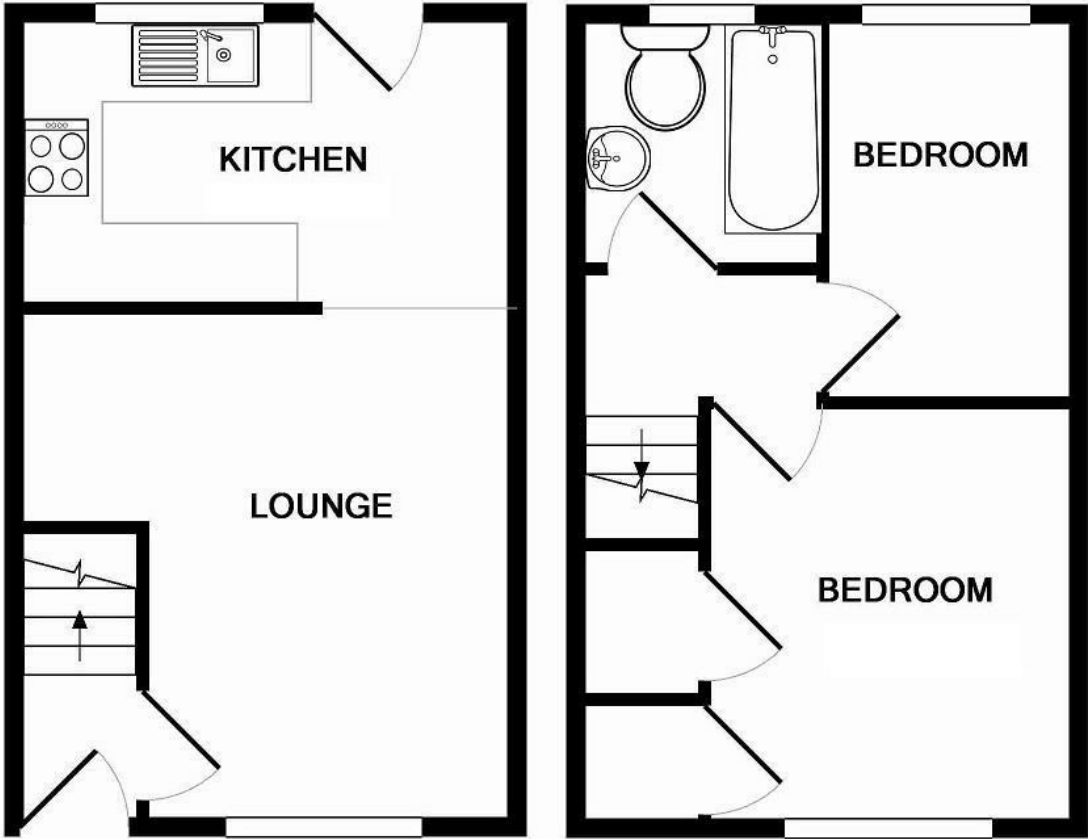
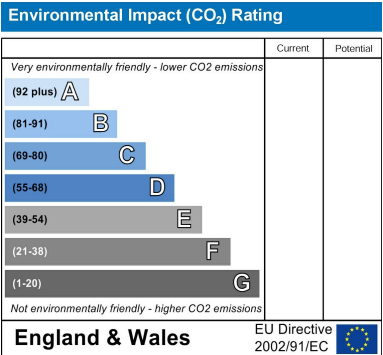
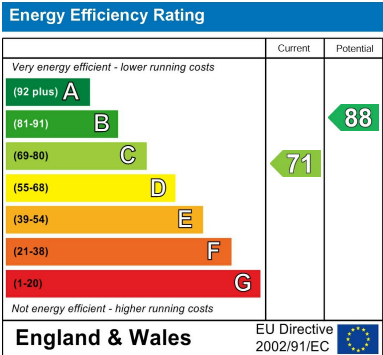


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Take the last turning on the right, prior to Saxondale island, into Balmoral Road. At the T junction turn left into Wychwood Road. Passing Copeland Grove on the left, turn next left into Brendon Grove where the property will then be found on the right hand side towards the end of the cul-de-sac clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 8TN**

Council Tax Band

A



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

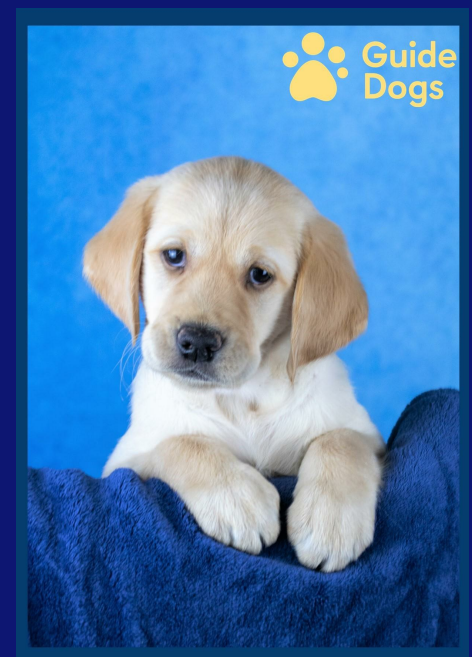
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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!

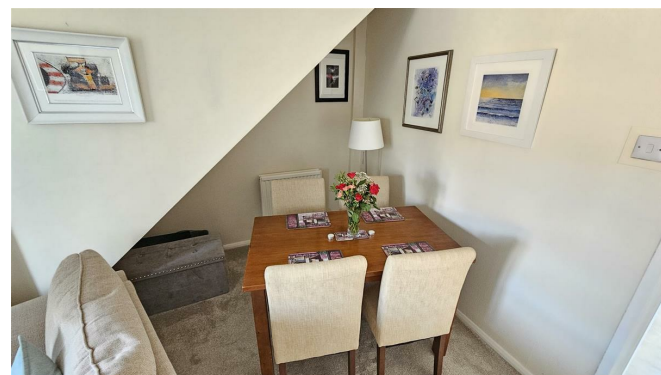
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Double glazed entrance door into
HALLWAY
with stairs to the first floor. Coat pegs.

DINING LOUNGE
13'0 x 12'6 (3.96m x 3.81m)
with double glazed bay window and useful
open space under the stairs and with
enough space in the room for a dining table
for 4! Central heating radiator.

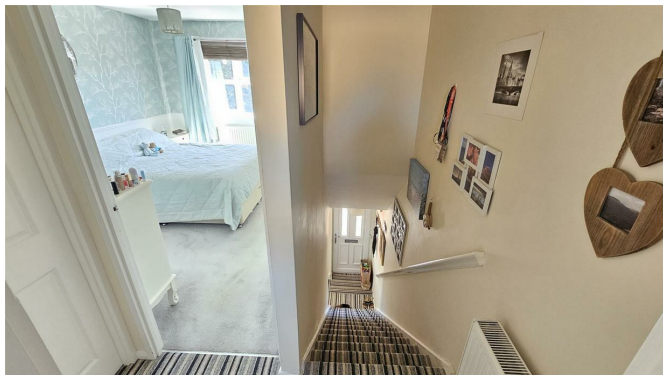




BREAKFAST KITCHEN

with work surfaces to three sides with drawers and cupboards under. Single drainer sink unit. Double glazed window. Gas fired boiler serving the domestic hot water supply and central heating system. Double glazed door to the exterior. Plumbing for a washing machine. Four ring gas hob with electric oven under and extractor hood over. Wall mounted cupboard units. Central heating radiator. Wood effect flooring.



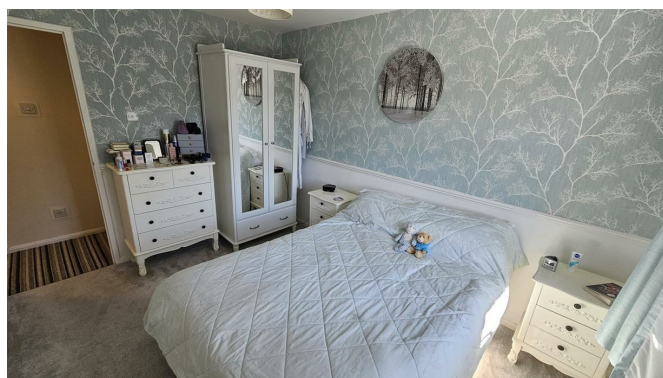


LANDING

with access to the loft space,

BEDROOM 1

12'3 x 9'3 (3.73m x 2.82m)
with airing cupboard. Built-in wardrobe.
Central heating radiator and double
glazed window to the front.





BEDROOM 2

8'8 x 6'0 (2.64m x 1.83m)

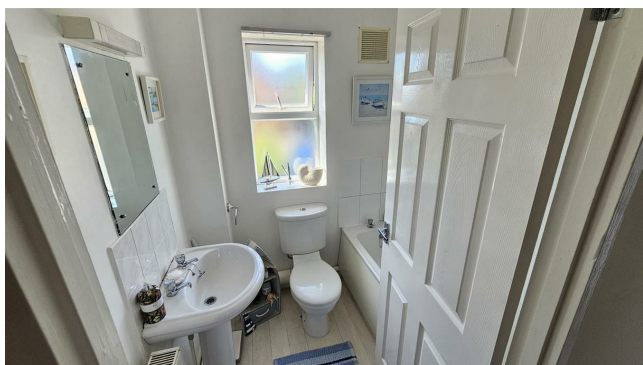
with double glazed window. Central heating radiator.

BATHROOM

with suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Double glazed window.

OUTSIDE - FRONT & REAR

To the fore of the property is ample car standing space whilst to the rear is an attractively landscaped garden, mainly laid with lawn and side planting area and designed for maximum effect and low maintenance. There is a side gate providing access to the walkway leading to front of the property and a garden shed at the head of the garden.



BINGHAM'S COMMUNITY ESTATE AGENT

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Steve Pritchett

Please contact us for a FREE discussion on our services

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A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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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!