Hammond
Property Services

FOR SALE

01949 87 86 85

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





22 CABOURN DRIVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 7AD

£400,000

22 CABOURN DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AD

A detached family home completed by David Wilson to their very popular 1450 sq ft. Holden design in 2020 - a very well-equipped and popular design due to the Home Office on the ground floor.

With two reception rooms (separate home office?), a large dining kitchen overlooking the rear garden, a utility room and downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and three further bedrooms serviced by the family bathroom which has both a bath for soaking and a separate shower. The landscaped rear garden is fully enclosed and the extended patio area is ideal for those who enjoy al fresco dining with family and friends during those balmy summer evenings.

Positioned on the very edge of this popular development on a prime plot, there are open views to the front and a wonderful feeling of privacy. The driveway allows room for off street parking for 2 vehicles.

Please note that a service charge is payable half yearly in advance, which contributes to the maintenance of the communal areas and services. For more information please contact the office.

For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place, with its extensive range of shops. 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!

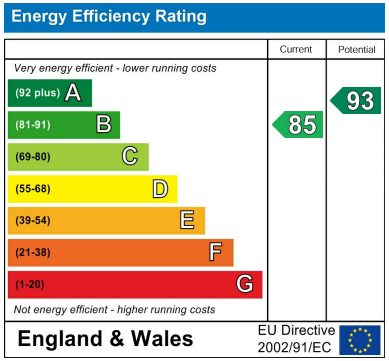


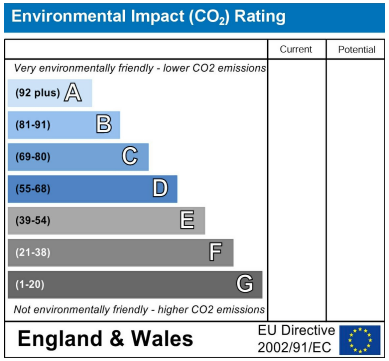


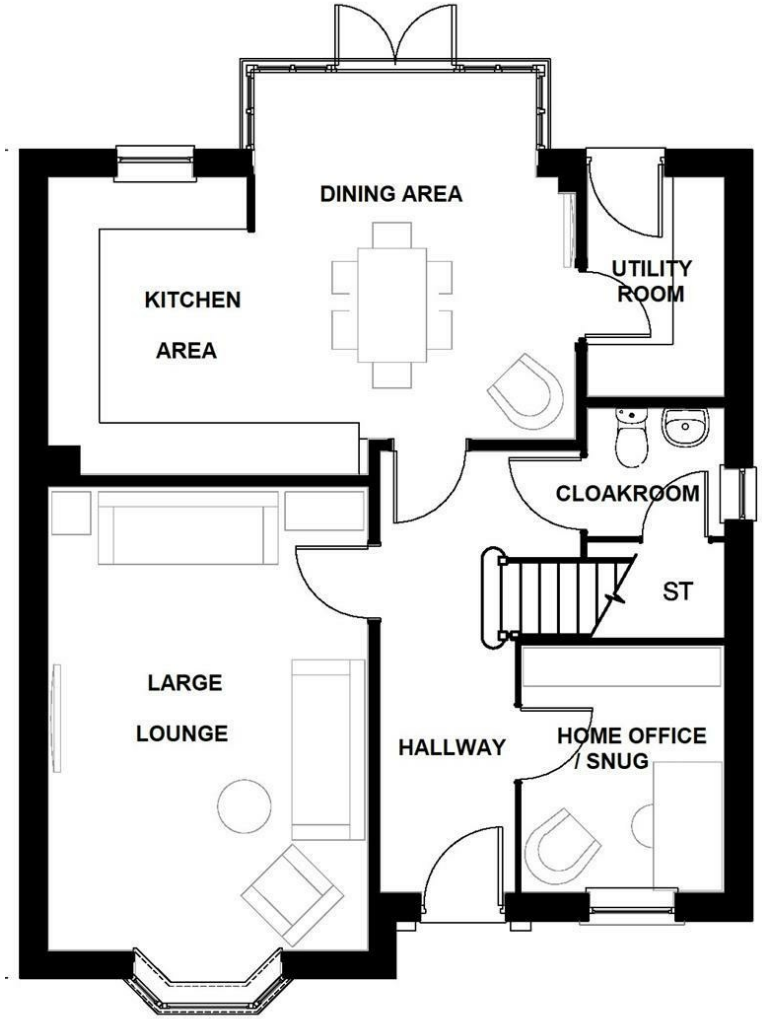
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, Penson Gardens on the right and then Henshaw Drive on the left, turn next right into Cabourn Drive and turn left at the T Junction, continuing Cabourn Drive and this particular property will be found eventually on the right hand side, clearly denoted by the Hammond Property Services For Sale board.

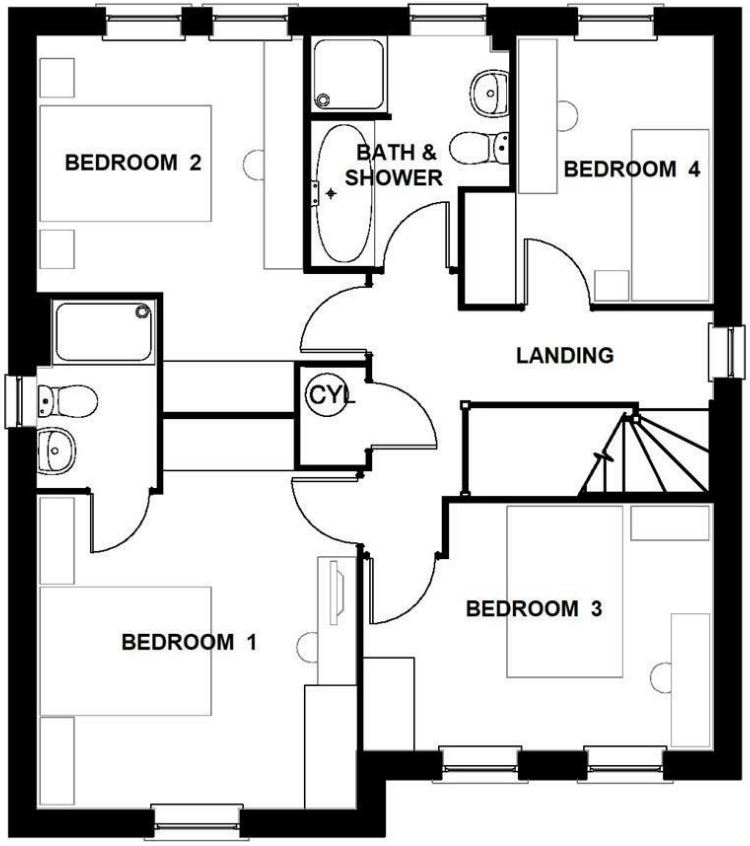
For Sat Nav use Post Code; **NG13 7AD**

Council Tax Band **F**









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.





Entrance door leads through to

RECEPTION HALLWAY

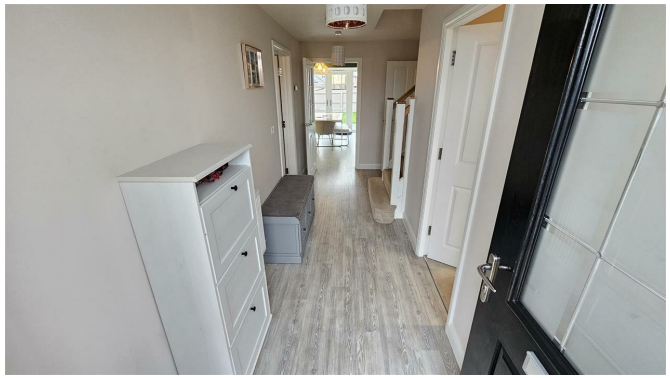
with wood effect flooring, a central heating radiator and doors to



OPEN PLAN KITCHEN / DINING AREA

20'3 x 15'3 (6.17m x 4.65m)

with wood-effect work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Five ring gas hob with extractor hood over and separate AEG double electric ovens. Deep pan drawers. Integrated fridge and freezer. Integrated dishwasher. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Contemporary central heating radiator. Wood effect flooring.









DINING AREA
with double glazed double doors leading to the rear garden, a continuation of the wood effect flooring.

UTILITY ROOM
with wall and base units, single drainer sink unit, space for dryer, continuation of the flooring and a double glazed door to rear garden.

DOWNSTAIRS CLOAKROOM
Low level flush W.C, pedestal wash hand basin and double glazed window to side elevation. A central heating radiator and a continuation to the wood-effect flooring. Useful under-stairs storage cupboard.











LOUNGE
19'0 x 12'3 (5.79m x 3.73m)
with a double glazed window to front elevation and central heating radiator.

HOME OFFICE / SNUG
9'6 x 7'9 (2.90m x 2.36m)
Double glazed window to front elevation and a central heating radiator.











LANDING

From the hallway, stairs rise to the first floor landing.

BEDROOM ONE

15'0 x 12'3 (4.57m x 3.73m)

Double glazed window to front elevation, two sets of fitted triple wardrobes and a central heating radiator.

EN-SUITE SHOWER ROOM

Double glazed window to the side elevation, low level flush W.C., pedestal wash hand basin, a double shower enclosure and a towel radiator.











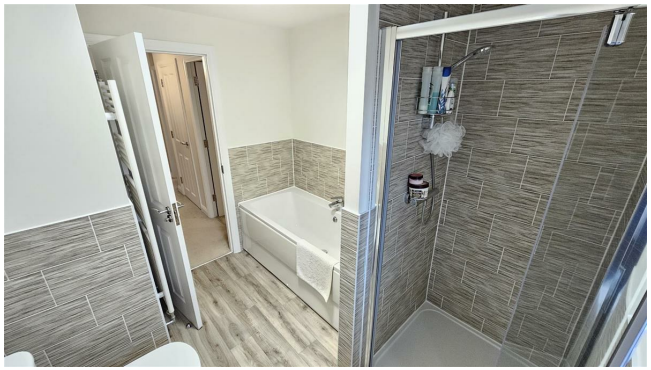
BEDROOM TWO

14'3 x 12'6 (4.34m x 3.81m)

Two double glazed windows to rear elevation, a central heating radiator and wardrobe recess.

FAMILY BATHROOM

A fabulous room with a full four piece suite comprising a deep and double-ended panelled bath, low flush W.C, pedestal wash hand basin and separate shower enclosure. Double glazed window to rear elevation and central heating radiator. Half height tiling as upgraded.











BEDROOM THREE
13'3 x 9'6 (4.04m x 2.90m)
Two double glazed windows to front elevation and a central heating radiator.

BEDROOM FOUR
10'3 x 9'6 (3.12m x 2.90m)
Double glazed window to rear elevation and a central heating radiator.











OUTSIDE - FRONT

To the side of the property is long driveway providing off street parking for two vehicles and leading to the DETACHED GARAGE with gated access to the rear garden.

OUTSIDE - REAR

To the rear is a further landscaped, fully enclosed and lawned garden with a feature extended patio area – with an further area of decking at the head of the garden - this is perfect for those who enjoy private al fresco dining during those balmy summer months. To the rear of the garage is an area of hard-standing for a shed or play area.













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