



Hammond
Property Services

FOR SALE

01949 87 86 85

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

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**44 MAIN ROAD, BARNSTONE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9JQ**

£259,950

44 MAIN ROAD, BARNSTONE, NOTTINGHAMSHIRE NG13 9JQ

A wonderful haven for those who wish to exchange the sounds of traffic and sirens for peace, quiet and birdsong!

Both charming and cosy... full of period character with open aspect views to the front and with the best Studio / Home Office within the westerly facing and sunny garden at this price range?

The layout comprises a stable-style door which opens into the dining hallway with stairs to the first floor, a lounge area, kitchen, upgraded shower room to the ground floor. The feature ground floor radiators are column in style and are hammered steel in a gun-metal finish. To the first floor there are three bedrooms with a view from the main bedrooms across the cottage garden and rooftops in the distance. A double-width garage provides endless scope for further enhancement and the potential for a new access to the garden and front door.

The stable style door to the rear is made of sapele hardwood, the front stable door from oak and, with the picture window, are all bespoke and handmade by a local master craftsman.

The ideal space for those who have enjoyed a change in work location over recent years is the purpose-built and insulated Studio / Home Office with double doors, hardwired super fast broadband, power sockets and light. A wonderful and peaceful haven from which to work or play.

Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including the very well regarded Primary School. The village open the doors to its new Village Hall in 2024 and the venue hosts a variety of events to the benefit of this village community. Further facilities can be found in the nearby market town of Bingham including range of shops, doctors and dentists, secondary schooling, leisure centre and railway station with links to Nottingham and Grantham.

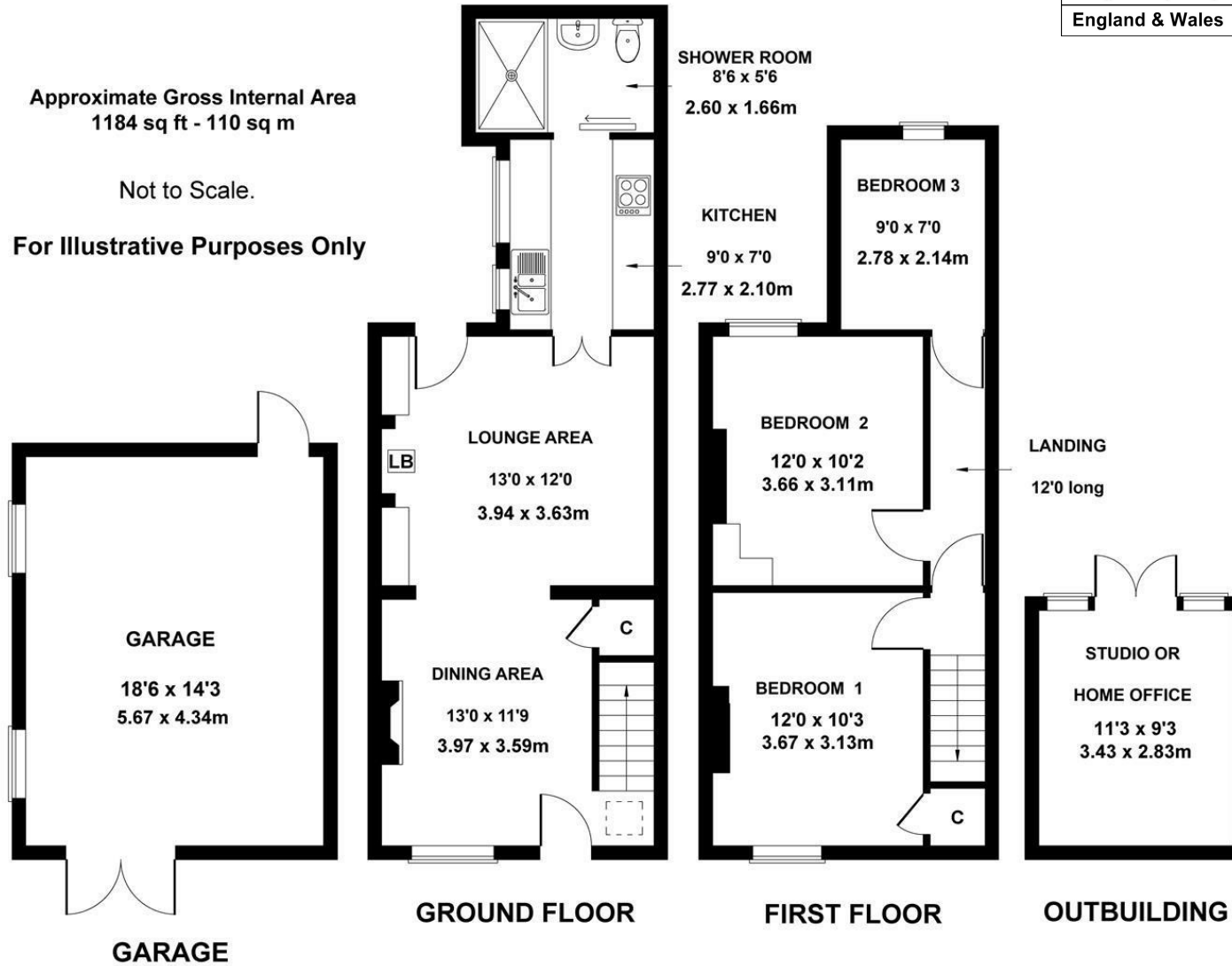


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn left as directed to Barnstone village onto Main Road. Take the right onto Works Lane and follow the road down to where the property is clearly denoted on the right hand side by the sign reading 22 - 46 Main Road, adjacent to the Hammond Property Services For Sale sign. For your viewing, please park on the block paved communal driveway and stroll to the front door.

For Sat Nav use Post Code: NG13 9JQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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	



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@hammondpropertyervices.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.hammondpropertyervices.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

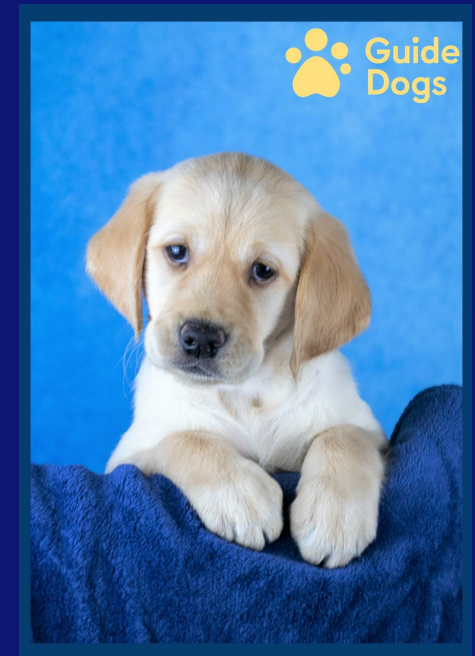
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Oak stable-style door is bespoke and handmade by a local master craftsman.

DINING HALLWAY

13'0 x 11'9 (3.96m x 3.58m)

with a central heating radiator and a double glazed window to the front. A feature open-fireplace. Stairs to the first floor landing. Oak effect flooring.





LOUNGE AREA

13'0 x 12'0 (3.96m x 3.66m)
with a central heating radiator
and a double glazed Sapele
hardwood and stable style door
to the rear. Feature log burner
fireplace. A continuation of the
oak effect flooring.





KITCHEN

9'0 x 7'0 (2.74m x 2.13m)

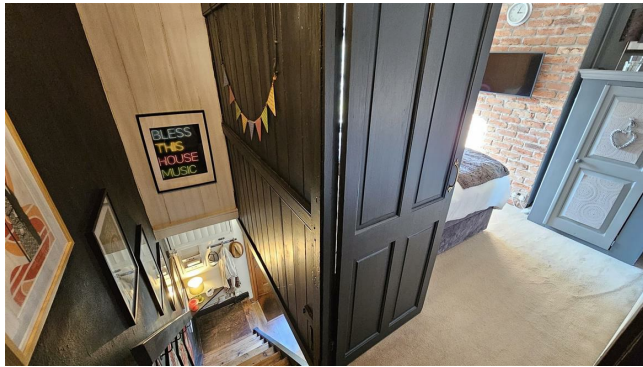
A fully fitted kitchen with integrated appliances including four ring gas hob with electric oven under and extractor fan over, plumbing for both washing machine and tumble dryer, one and a half bowl sink unit with mixer tap, double glazed windows. Tiled flooring and recessed lighting.

SHOWER ROOM

8'6 x 5'6 (2.59m x 1.68m)

With a walk-in fully tiled double shower area with both rainshower and handset fittings. Large sink area with cupboards under. Low flush W.C. and a useful wall-mounted bathroom cupboard. Central heating radiator and a double glazed window to the side. Cupboard housing the Worcester Bosch combi-boiler.





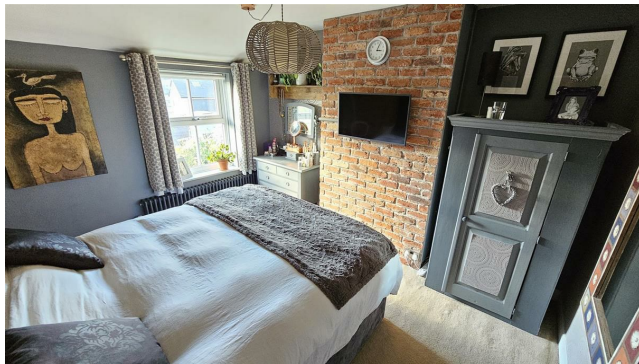
LANDING

12'0 long (3.66m long)

BEDROOM 1

12'0 x 10'3 (3.66m x 3.12m)

with a central heating radiator and a sash style double glazed window to the front overlooking the gardens and roof tops in the distance. Feature wooden panelling.





BEDROOM 2

12'0 x 10'2 (3.66m x 3.10m)
with a central heating radiator and a sash style double glazed window overlooking the rear.



BEDROOM 3

9'0 x 7'0 (2.74m x 2.13m)
with a central heating radiator and a sash style double glazed window overlooking the rear.





OUTSIDE - FRONT

The property is approached by a shared walkway and iron gate between 36 & 38. A picket style gate leads to the suntrap sitting area of the country-cottage garden. The block paved area is perfect for those who enjoy al fresco dining during those balmy summer evenings as the sun sets over adjacent roof tops with bucolic views across the neighbouring sheep filled fields. Private access can also be gained to the garden via the Double Garage which is at the head of the communal driveway.





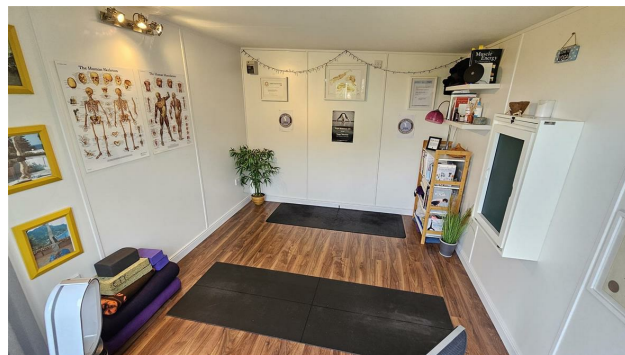
OUTSIDE - HOME OFFICE

11'0 x 9'3 (3.35m x 2.82m)

The ideal space for those who have enjoyed a change in work location over recent years with this purpose-built and insulated Studio / Home Office with double doors, hard-wired super-fast broadband, power sockets and light. A wonderful and peaceful haven.

OUTSIDE - REAR

The views to the side, across neighbouring gardens, are southerly facing and enjoy a rural feel with sheep grazing when we visited. The extensive long garden is westerly facing and catches the sunshine all day with the seating area set in the perfect placement from which to enjoy the last drops of Merlot as the sun sets in the distance.





OUTSIDE - GARAGE & PARKING

The double garage currently provides plenty of general storage with double doors at the front and a rear access door to the garden which will negate the day to day use of the shared access between Number 36 and 38. With windows to the side and storage above the roof beams, the garage has the perfect scope for further development into something quite special and providing a revised access to the front door of Number 44.

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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!

