Hammond
Property Services

FOR SALE

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

11 Market Place
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NG13 8AR

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4 GILLOTTS CLOSE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8GE

£375,000

IS THIS 4 BEDROOMED SEMI-DETACHED HOME THE CLOSEST TO THE CENTRE OF THE BINGHAM MARKET PLACE? - ONLY A ONE MINUTE WALK AWAY!!! A BRAND NEW HOUSE IN AN OLD SHELL.

If you are looking for a property in a pleasant cul-de-sac location within walking distance of the Market Place, this could be the one for you! The photographs tell the story of the house that has all the features required in a modern home...

... a spacious entrance porch with plenty of room for shoes and coats, an open-plan living / dining space with bi-folding doors onto the large patio, a snug area, a luxury kitchen with Quooker tap and integrated fittings, a separate utility room and a downstairs W.C. To the first floor, the main bedroom enjoys a walk-in dressing room and en-suite shower facilities, whilst the 3 remaining bedrooms are served by a wonderful bath and shower room.

Within the rear garden is the Cabin (5m x 3m) whether you use it as a Home Office / Play Room / Gym, the good news it has power, lighting and air conditioning... hot and cold!

The off street parking to the front is a major bonus but it is the overall amount of accommodation on offer that should put this to the top of your viewing list. Within only a short stroll is Bingham Market Place are a range of shops as well as a regular Bus and Train service to Nottingham City Centre 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 & 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.

It is located on the edge of the Vale of Belvoir which, along with the nearby Linear Walk, provides endless hours of pleasurable walking. The Vale of Belvoir is only a short drive away and also has a number of excellent village pubs.

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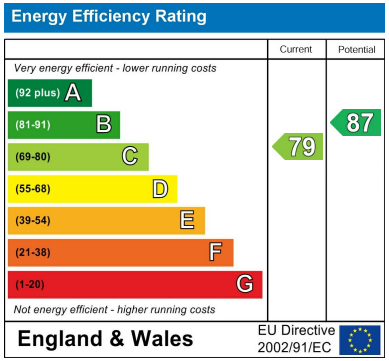


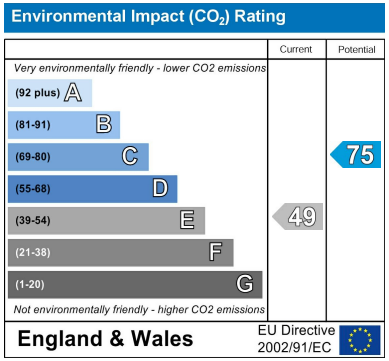


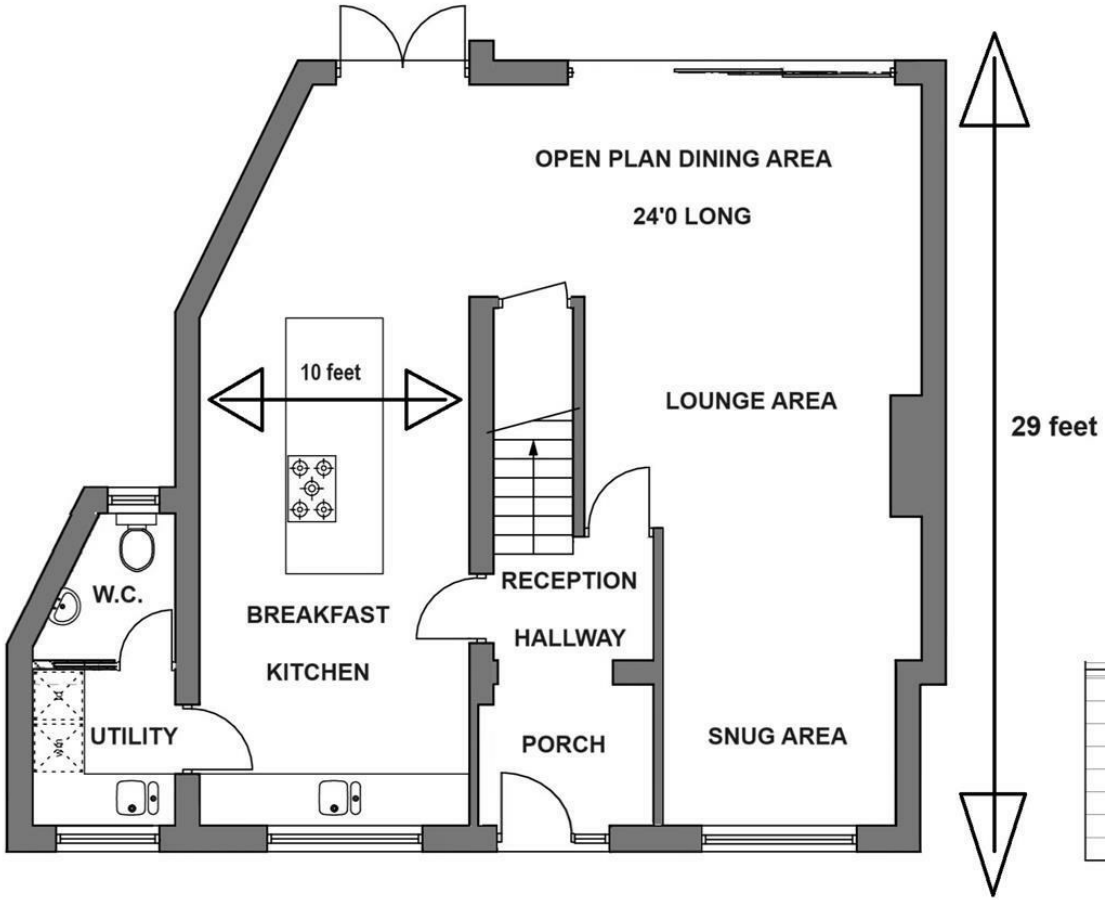
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. Turn first right into Gillotts Close. This particular property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign. A one minute walk from the Town centre!!!

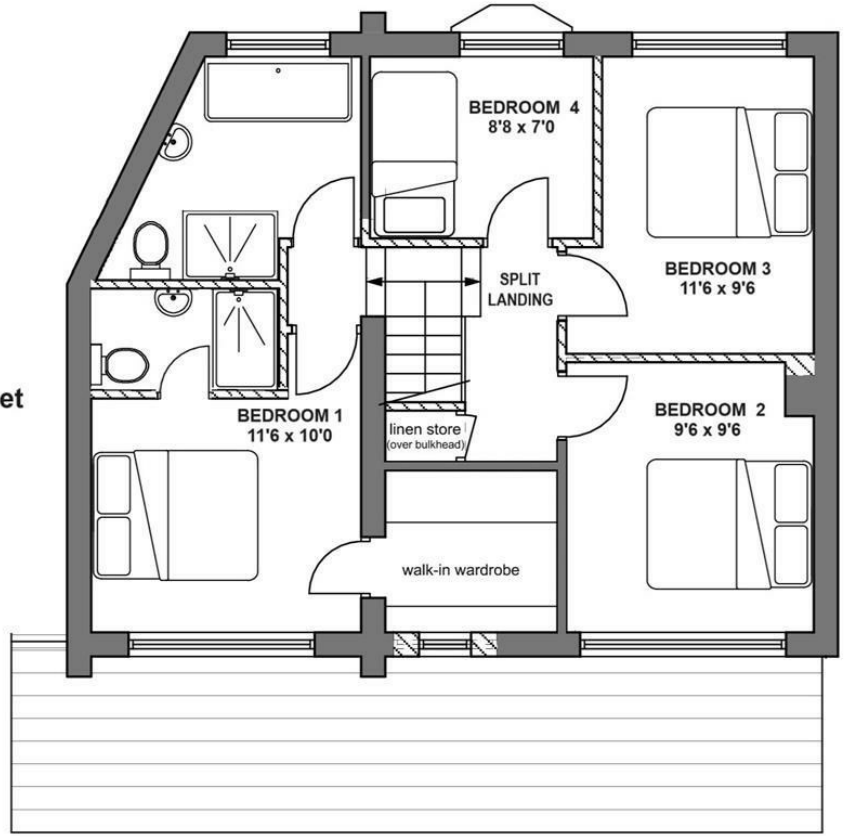
For Sat Nav use Post Code; **NG13 8GE**

Council Tax Band **D**









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.

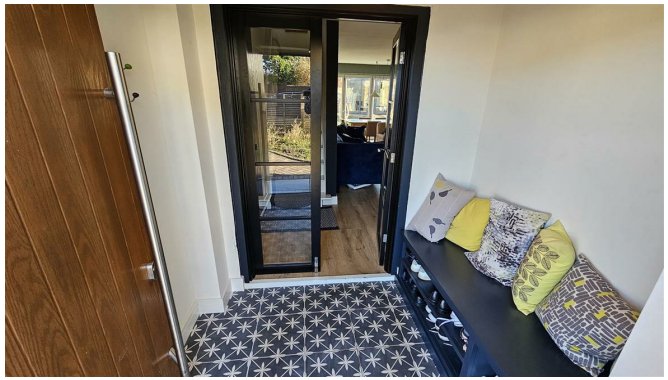
1st January 2026

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.





A new composite entrance door into the

RECEPTION HALLWAY
with tiled flooring, useful space for shoe storage, double doors into the

'L' SHAPED DINING LOUNGE WITH SNUG
29'0 x 24'0 (8.84m x 7.32m)
with wood effect flooring throughout, to the lounge area is a feature fireplace recess, understairs cupboard and T.V. point. A central heating radiator and a double glazed window to the front.







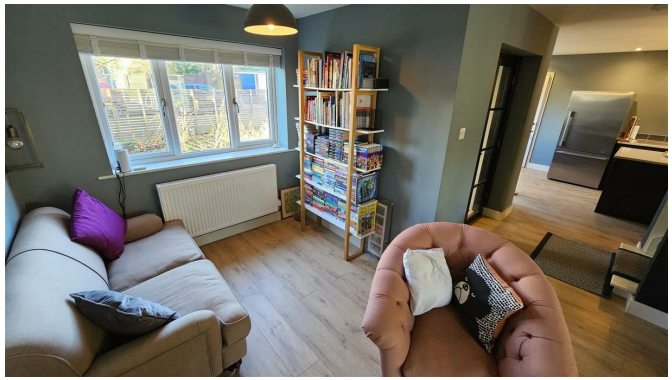




FULL WIDTH DINING AREA
measuring 24'0 long, with feature bi-fold doors leading on to the spacious patio area, a useful area of shelving and storage cupboards. Central heating area.

A CHEF'S KITCHEN!
29'0 x 10'2 (8.84m x 3.10m)
with a feature island area with inset NEFF hob and double electric ovens, wine cooler, integrated dishwasher, feature globe lighting and space for fridge freezer.











QUALITY & CLEVER DESIGN THROUGHOUT
with a marble effect worktop with deep cupboards, drawers under and upstands over. A a one and a half bowl sink unit with Quooker tap. A light and airy room with recessed lighting and a central heating radiator.











UTILITY ROOM
6'6 x 6'5 (1.98m x 1.96m)
A useful bonus room with plumbing for automatic washing machine, a Butcher's block work top with stainless steel sink, and cupboards over. Central heating radiator and a double glazed window to the front.

DOWNSTAIRS W.C.
with a low flush W.C., wash basin with cupboard under and a double glazed window to the rear.







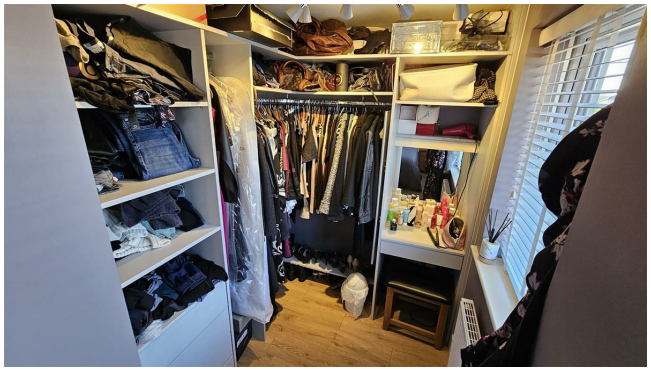




LANDING

BEDROOM 1
11'6 x 10'0 (3.51m x 3.05m)
with a central heating radiator and a double glazed window to the front. Wood effect flooring. Walk-in wardrobe and dressing room with a double glazed window and a central heating radiator.

EN-SUITE SHOWER ROOM
a fully tiled room with shower, low level flush W.C, wash hand basin with block mixer tap and a chrome towel radiator.







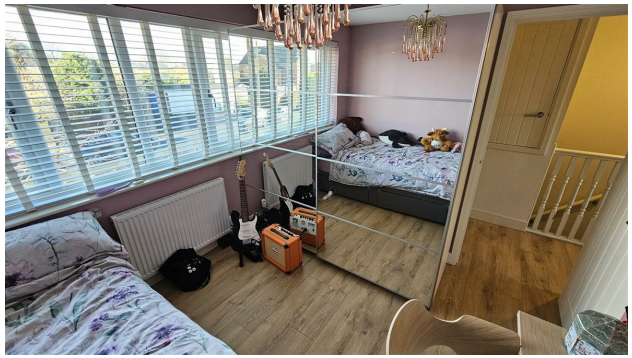




BEDROOM 2
9'6 x 9'6 (2.90m x 2.90m)
with a central heating radiator and a double glazed window to the front. Wood effect flooring. Mirror fronted wardrobe.

BEDROOM 3
11'6 x 9'6 (3.51m x 2.90m)
with a central heating radiator and a double glazed window to the rear. Wood effect flooring.











BEDROOM 4
8'8 x 7'0 (2.64m x 2.13m)
with a central heating radiator and a double glazed window to the rear.

4 PIECE SUITE BATHROOM
a panelled bath with a block waterfall tap and shower handset mixer over, low flush W.C., slate effect tiled floor, towel radiator, walk-in glazed shower area and double glazed windows to the side and rear.

OUTSIDE - FRONT
There is plenty of off street parking to the front on the block paved driveway with side borders and shrubs.











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OUTSIDE - REAR

whilst there is a landscaped and easy to maintain garden to the rear enjoying plenty of privacy and space for the those who enjoy al fresco dining during those balmy summer evenings on the spacious patio area. Within the rear garden is the Cabin (5m x 3m)... whether you use it as a Home Office / Play Room / Gym, the good news it has power, lighting and air conditioning... hot and cold!

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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!





