



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://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](mailto:bingham@hammondpropertyservices.com)



**17 SANDPIPER CLOSE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8QJ**

**£440,000**

Well presented detached and four DOUBLE bedoomed family home, situated on a quiet cul-de-sac on the very popular and much requested Bird Estate development.

The accommodation comprises a Reception Hall, Cloakroom, Lounge with feature and contemporary fireplace, bay window and double doors opening into the open plan dining kitchen, to which there are double doors opening into the very large rear garden. A very useful and walk-in pantry and a separate Utility Room with a door to the side giving access to the front and rear of the house.

On the first floor are four double Bedrooms, three with fitted bedroom furniture, with Bedroom One having an En-Suite Shower Room and there is a Family Bathroom. To the rear, the landscaped and heavily planted garden is not overlooked and has been laid to lawn with a patio area, further decking area and raised borders with mature plantings providing both the colour and texture, whilst to the front a tarmac drive leads to the single integral Garage and provides parking for two cars, with an attractive low maintenance front garden to the side.

The property sits towards the end of a small cul-de-sac of similar properties on this very popular development with good access to the town amenties and well regarded Carnarvon Primary School and with open views to the front across school playing fields.

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.

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**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the old Police Station on the right. Turn next right into Swallow Drive. Turn first right into Kestrel Drive. Follow the road round to the left where Sandpiper Close will then be found on the right hand side. Turn into Sandpiper Close and the property will then be found on the left hand side, at the head of the cul de sac, overlooking the open area and clearly denoted by the Hammond Property Services For Sale board.

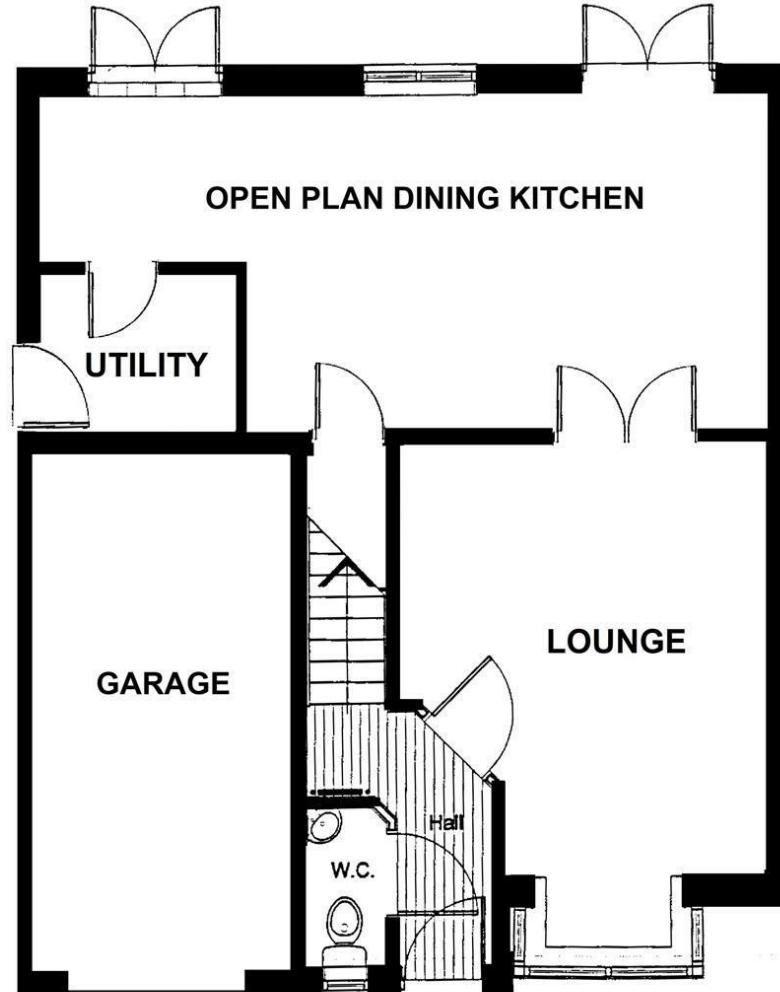
For Sat Nav use Post Code: NG13 8QJ

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# 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](mailto:sponsorship@hammondpropertyservices.com)

## 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

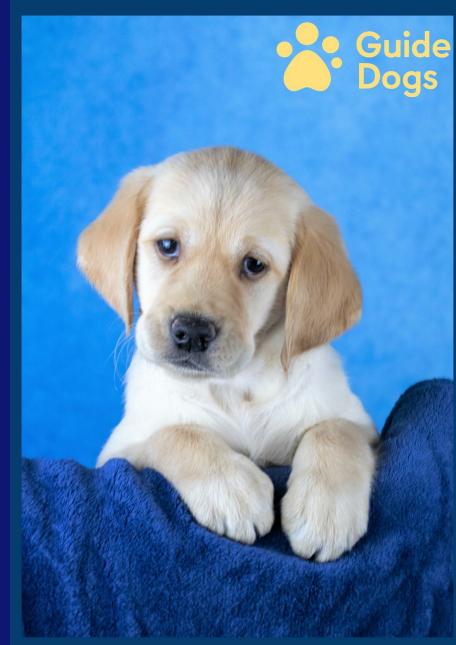


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

## 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 through to

**RECEPTION HALL**

with stairs to the first floor. Central heating radiator. Wood-effect herringbone flooring.

**CLOAKROOM**

with two piece suite comprising low flush W.C. and a wash hand basin. Double glazed window. Central heating radiator.

**LOUNGE**

17'0 x 12'6 (5.18m x 3.81m)  
with period style fireplace with marble hearth and backing and coal effect fire. Double glazed window. Central heating radiators. A continuation of the laminate flooring. Archway through to the Dining Room.





## OPEN PLAN DINING KITCHEN

### **DINING AREA**

11'6 x 8'2 (3.51m x 2.49m)  
with double glazed double doors to the rear garden. Panel central heating radiator.





### **BREAKFAST KITCHEN**

16'3 (max) x 11'4 (4.95m (max) x 3.45m) with L shaped work surface with drawers and cupboards under. One and a half bowl sink unit with mixer tap. Integrated dishwasher, oven, separate microwave oven, electric hob with deep pan drawers under. Double glazed window overlooking the landscaped rear garden. Wall mounted cupboard units. Central heating radiator. Under-stairs pantry cupboard. Double glazed double doors to the rear garden. Wood-effect herringbone flooring. Panel central heating radiator.

### **UTILITY ROOM**

with work surface with cupboards under. Plumbing for an automatic washing machine. Central heating radiator. Single drainer sink unit. Double glazed door to the exterior.

### **LANDING**

with airing cupboard. Access to the loft space.



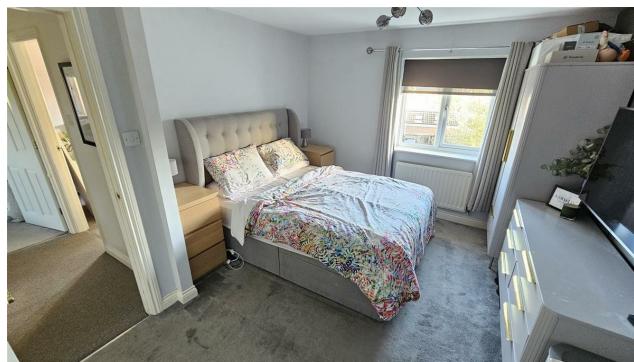
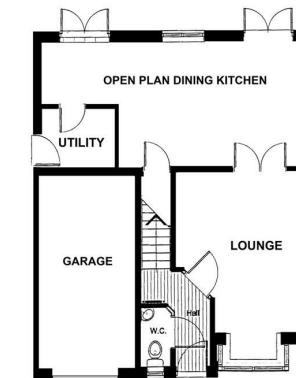


### **BEDROOM 1**

12'0 x 11'0 (3.66m x 3.35m)  
with double glazed window overlooking  
the rear garden. Central heating  
radiator.

### **EN-SUITE SHOWER ROOM**

with shower enclosure, wash hand  
basin with cupboards under and a low  
flush W.C.. Double glazed window.  
Chrome central heating towel radiator.



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### **BEDROOM 2**

15'0 x 8'9 (4.57m x 2.67m)  
with double glazed windows overlooking the front and side. Central heating radiator. Built in wardrobes.

### **BATHROOM**

a panelled bath with shower over and screen, wash basin set within vanity unit with cupboard under and a low flush W.C. Double glazed window. Central heating radiator.





#### **BEDROOM 3**

11'9 x 8'6 (3.58m x 2.59m)  
with double glazed window overlooking  
the rear. Central heating radiator. Built-  
in wardrobes.

#### **BEDROOM 4**

9'4 x 9'0 (2.84m x 2.74m)  
with double glazed window overlooking  
the front. Central heating radiator. Built-  
in wardrobes.



#### OUTSIDE - FRONT

To the fore of the property is an open plan garden area with an adjacent driveway leading to the 17'6 x 8'0 GARAGE and views to the front over the adjacent playing fields.

#### OUTSIDE - REAR

To the rear is an extremely private and sunny garden which is mainly laid to lawn. The patio area is perfect for those who enjoy al fresco dining during those balmy summer evenings. A secluded seating area of decking has been created from which to enjoy the last drops of Merlot or a cup of tea! There is also a useful outside tap and the heavily planted garden is not overlooked and raised borders with mature plantings provide both the colour and texture.



