



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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NG13 8AR

01949 87 86 85

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☆ AI-generated content

**29 HONEYSUCKLE GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8UJ**

£270,000

29 HONEYSUCKLE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8UJ

Early viewing is highly recommended as it is unlikely that this property will be around for long! Location is one of the key features many are looking for... positioned at the end of a cul-de-sac and with a delightful westerly facing garden, this property is tailor made for couples / young families who are seeking a light and airy home... with the major benefit of the property being sold with NO CHAIN to enable a speedy purchase for the right buyer! Space, space and more space...

Overlooking the rear garden is the conservatory which provides the bonus living accommodation and space for the growing family... and there is the additional space and storage provided by the adjacent and longer than average GARAGE... with a vaulted ceiling and door to the rear garden and also creates the two off-street parking spaces on the driveway to the front.

To the ground floor is an entrance hallway with access to the garage, a downstairs cloakroom & W.C., separate lounge and a dining room that leads into the conservatory that overlooks the rear garden and a door to the kitchen.

The landing, with an airing cupboard, leads to three well-proportioned bedrooms and the family bathroom. The master bedroom with built-in wardrobes overlooks the rear, while the second double bedroom enjoys views to the front and plenty of space. The third single bedroom includes useful over-stairs storage. The contemporary family bathroom is equipped with a panelled bath (plus overhead shower), pedestal wash basin, and low-level WC.

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.



DIRECTIONAL NOTE Proceed out along Market Street, turn right at the T junction onto Long Acre and, at the traffic lights, take a left hand turn onto Tithby Road. Continue almost to the end of this road taking a right hand turn onto Mill Hill Development. Proceed along Mill Hill Road and turn second right into Honeysuckle Grove. Follow the road around to the left and towards the end of the cul-de-sac you will find Number 29, situated on the right hand side clearly denoted by our For Sale sign.

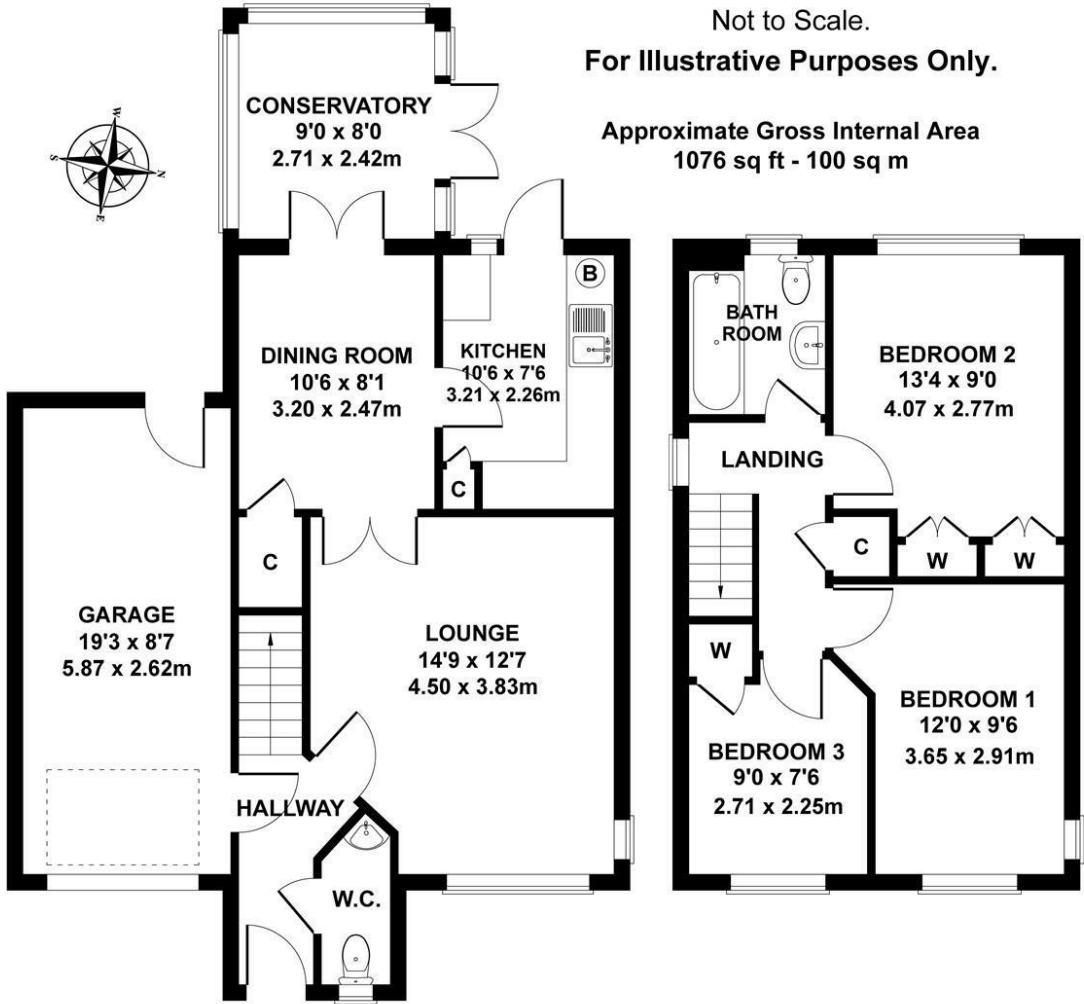
For Sat Nav use Post Code: NG13 8UJ

Council Tax Band

C

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 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	



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 with a 'state of the art' Leisure Centre, Gym, Swimming Pool, Community Hub and Theatre. 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!

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

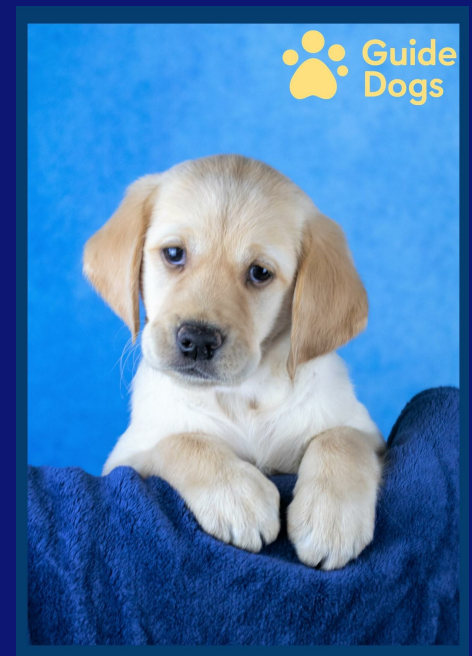
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Entrance door through to the

HALLWAY

with stairs to the first floor. Central heating radiator. The garage can also be accessed from the hallway.

LOUNGE

14'9 x 12'6 (4.50m x 3.81m)
with double glazed window to the front. Central heating radiators. Wood-effect flooring. Multi-glazed door into the





DINING ROOM

10'6 x 8'0 (3.20m x 2.44m)
with under stairs cupboard. Central heating radiator. Double glazed double doors to the conservatory and a door to the kitchen. A continuation of the wood-effect flooring.

CONSERVATORY

9'0 x 8'0 (2.74m x 2.44m)
with double glazed windows and double doors into the rear garden. Wood-effect flooring.





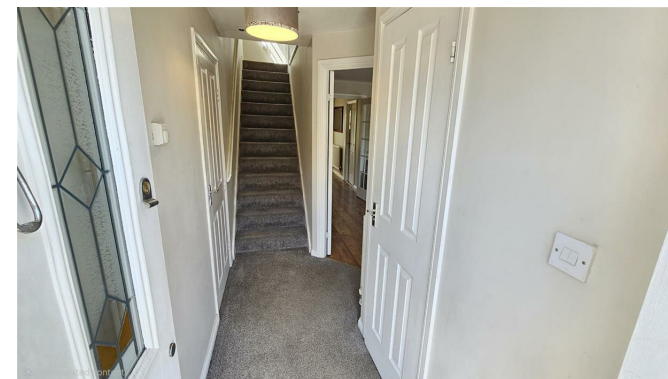
KITCHEN

10'6 x 7'4 (3.20m x 2.24m)

with L shaped work surface with drawers and cupboards under. Plumbing for an automatic washing machine and slimline dishwasher. Four ring gas hob with electric oven under and cooker hood over. Wall mounted cupboard units. Further work surface with drawers and cupboards under. Double glazed window. Double glazed door to the exterior. Gas fired boiler serving the domestic hot water supply and central heating system.

CLOAKROOM/ W.C

with two piece suite comprising low flush W.C. and a wash hand basin. Double glazed window. Central heating radiator and a continuation of the wood-effect flooring.



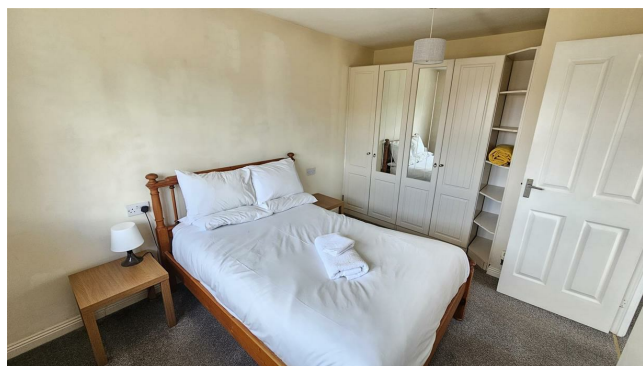


LANDING

with double glazed window. Airing cupboard. Access to the loft space.

BEDROOM 1

13'4 x 9'0 (4.06m x 2.74m)
with double glazed window overlooking the very private rear garden. Central heating radiator. Built in wardrobes.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 2

12'0 x 9'6 (3.66m x 2.90m)
with double glazed window overlooking the front. Central heating radiator.

BEDROOM THREE

9'0 x 7'6 (2.74m x 2.29m)
with double glazed window. Central heating radiator. Built in over-stairs cupboard.

BATHROOM

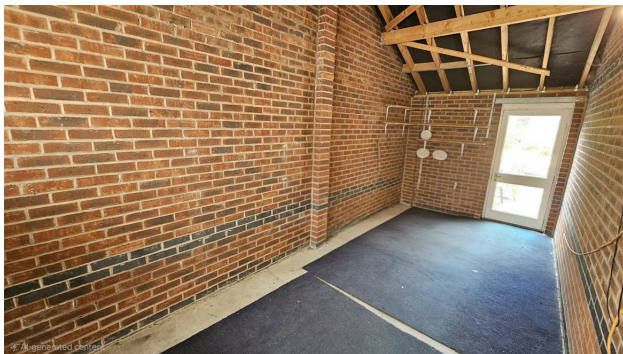
with suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Complementary tiling. Central heating radiator. Double glazed window.





OUTSIDE - FRONT & SIDE

Positioned on a larger plot than many similar properties, the property enjoys an expansive westerly-facing rear garden. The front of the property offers an extended block-paved driveway for two vehicles for off-road parking and leading to the larger than average garage. Within the garage is a vaulted ceiling which enables plenty of storage with a rear courtesy door leading to the rear garden. The garage can also be accessed from the hallway.





OUTSIDE - REAR GARDEN

The outdoor space features an extensive lawn with well-stocked borders, two paved patios - perfect for al fresco entertaining during those balmy summer evenings. Mature shrubs and bushes provide both the colour and the texture to make this a wonderful and quiet haven.





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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!



www.hammondpropertyservices.com

BINGHAM'S COMMUNITY ESTATE AGENT



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

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



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← Want one of these???

Then get one of these!!!

→

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **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!