Hammond
Property Services

FOR SALE

01949 87 86 85

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





11 TRENCHARD CLOSE, NEWTON, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8HF

£310,000

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A 4 bedroomed property which, due to the fabulous position, all viewers will enjoy a wonderful and open aspect to the rear overlooking adjacent greenery and play area (accessed through a gate within the rear fence) and a southerly and landscaped front garden - perfect for those who enjoy al fresco dining during those balmy summer evenings, with plenty of well stocked borders providing both colour and texture. A private area to the front has been set aside for entertaining.

This former RAF home was converted from what was originally two dwellings into one single home, therefore comparing the price to other home it remains extremely competitive bearing in mind the spacious accommodation on offer.

Newton is a small village just a couple of miles from Bingham where there are a range of shopping and educational facilities. This fine home is also just a short distance from the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway.

For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

Only a couple of miles away, 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.

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.

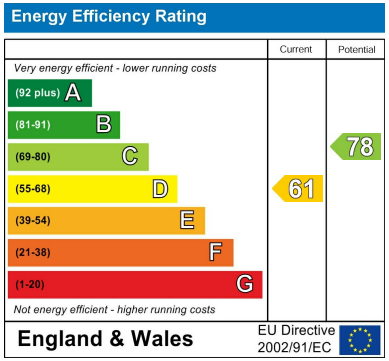


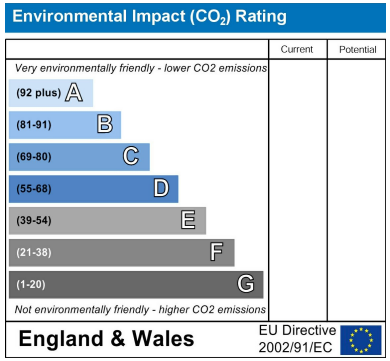


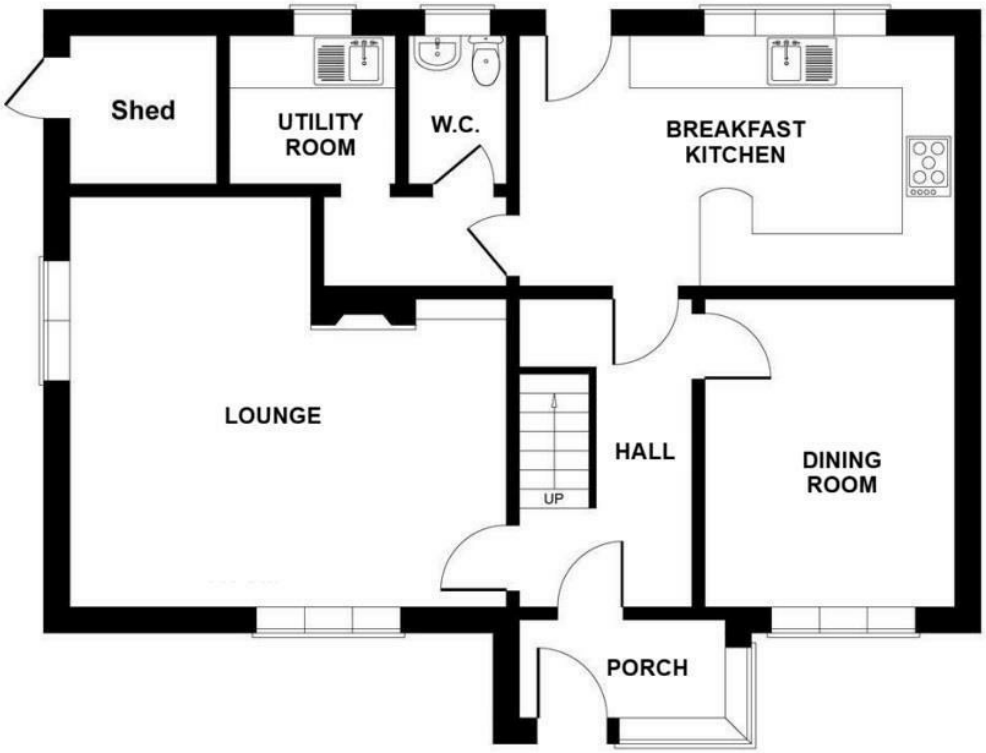
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue and then second left into Friar Walk. Bear right into Trenchard Close and follow the road around to the right where this one will be on your right hand side; clearly denoted by our Hammond Property Services For Sale board.

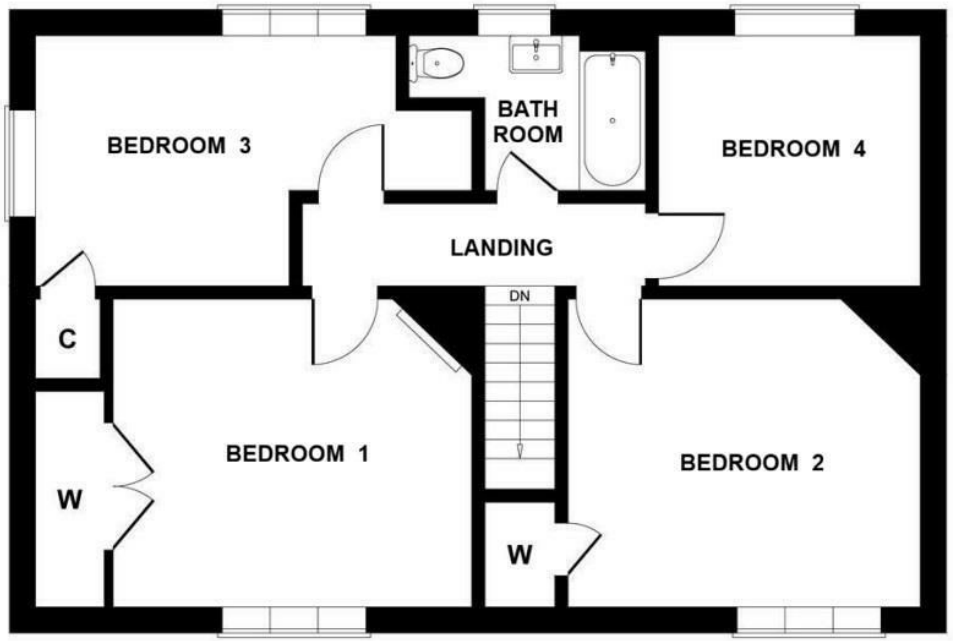
For Sat Nav use Post Code; **NG13 8HF**

Council Tax Band **B**









NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

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 composite and double glazed door into the

USEFUL PORCH & STORAGE AREA
with a further multi-glazed door to the

RECEPTION HALLWAY
with stairs to the first floor. Central heating radiator. Wood effect flooring.

'L' SHAPED LOUNGE
16'6 x 14'8 (5.03m x 4.47m)
with a double glazed window to the front and side. feature fireplace with log burner effect electric fire.











BREAKFAST KITCHEN
16'4 x 8'8 (4.98m x 2.64m)
fitted with a range of base and wall mounted units with marble effect work surface over, inset sink and drainer, space for free standing fridge freezer, ceramic tiling to splash backs and preparation areas, wall mounted gas central heating boiler within cupboard, uPVC double glazed window over looking the rear garden and green beyond, central heating radiator and a double glazed doorto the sunny rear garden.











CLOAKROOM / W.C.
with low flush W.C. and a wash hand basin with cupboard under. Tiled flooring and walls. Obscure double glazed window overlooking the rear.

UTILITY ROOM
6'6 x 6'0 (1.98m x 1.83m)
space and plumbing for a washing machine, base and wall cupboards with an inset sink within the granite effect worktop. Obscure double glazed window overlooking the rear. Tiled flooring and walls.











DINING ROOM
11'8 x 10'0 (3.56m x 3.05m)
with a central heating radiator and a double glazed window to the front.









BINGHAM'S COMMUNITY ESTATE AGENT
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LANDING
with a double glazed window to the side.

BEDROOM 1
13'6 x 11'6 (4.11m x 3.51m)
with a central heating radiator, UPVC double glazed window to the front elevation, two built-in wardrobe cupboards. Feature fireplace.

BATHROOM
Fitted with a three piece white suite comprising a low level W.C. pedestal wash basin and panelled bath with both rainwater and handset showers and with a pivot screen, wood effect flooring, ceramic tiling to walls, uPVC double glazed window to the rear elevation and a central heating radiator.











BEDROOM 2
13'6 x 11'6 (4.11m x 3.51m)
with a central heating radiator, UPVC double glazed window to the front elevation, built-in wardrobe cupboard.

BEDROOM 4
9'6 x 9'0 (2.90m x 2.74m)
with a UPVC double glazed window to the front elevation and a built-in double wardrobe.







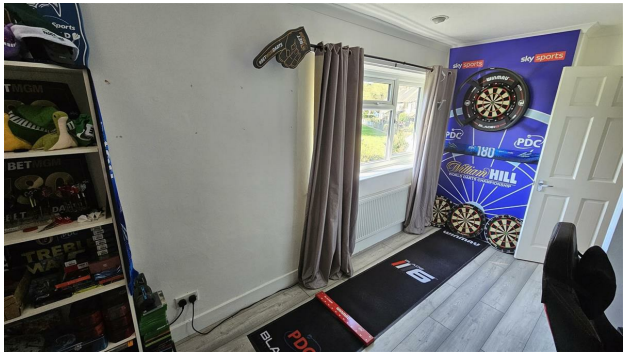




BEDROOM 3
14'6 x 9'0 (4.42m x 2.74m)
with a central heating radiator, UPVC double glazed window to the rear and side elevations, built-in wardrobe.



OUTSIDE - FRONT
To the fore of the property is a fully enclosed garden with gated access to the pathway that leads to the front Porch with a lawned area to the either side. Mature shrubs and plants provide the colour and texture to this interesting area... the perfect venue for the morning cup of coffee with an area set aside for entertaining.













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OUTSIDE - REAR

To the rear is a further fully enclosed and landscaped garden with gated access to the open and grassed communal area at the rear - perfect for those with little ones to lose their energy or a wonderful haven for the family picnic... the rear garden is also the perfect venue for the afternoon cup of tea or the last drops of Merlot.













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!