



Hammond
Property Services

FOR SALE

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**9 BOWBRIDGE GARDENS, OFF BOWBRIDGE LANE, BOTTESFORD,
LEICESTERSHIRE NG13 0AZ**

£299,950

9 BOWBRIDGE GARDENS, OFF BOWBRIDGE LANE, BOTTESFORD, LEICESTERSHIRE NG13 0AZ

Hammond Property Services are delighted to bring to the market this versatile detached chalet style dwelling; offering flexible accommodation over two floors, located on a quiet plot within walking distance of the wealth of local amenities. This home is a real credit to its current 'house proud' owners and benefits from a recently fitted bathroom and kitchen to a VERY high standard.

The property is in ready to move into condition and is positioned on a much larger than average size plot. The very private landscaped and south-westerly facing rear garden is a major feature of this wonderful home, with gravelled areas and mature shrubs set within a raised bed for ease of maintenance - the perfect haven of peace and tranquillity and the hot tub will be included! There is a further and contained area to the rear of the garage - perfect for those with pets.

Viewing comes highly recommended to appreciate the accommodation on offer which in brief comprises reception hallway with new composite door and windows, re-fitted kitchen, lounge/dining room, home office / bedroom 3, a stylish ground floor bathroom and, to the first floor, two double bedrooms with plenty of storage.

Bottesford is a sought-after village well equipped with local amenities including primary and secondary schools, a good range of local shops, doctor's surgery, dentist and a number of pubs and restaurants. The village is by-passed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester. Less than 13 minutes away by car is Bingham Market Place with its range of shops.

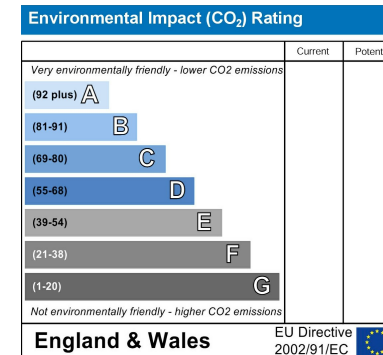
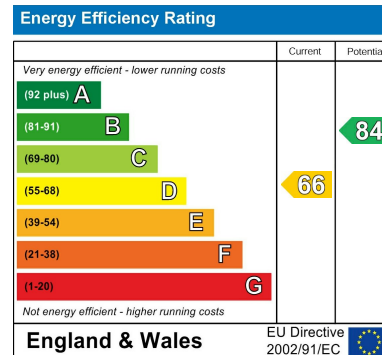


DIRECTIONAL NOTE On leaving our agents office in Bingham proceed out along the A52 to Grantham passing straight on through Elton. Take the first sign posted exit on the left to Bottesford and continue into the village. Take the eventual left hand turning on to High Street, left again on to Bowbridge Lane and turn into Bowbridge Gardens, where the property will be found on the left hand side, clearly identifiable by our Hammond Property Services for sale board.

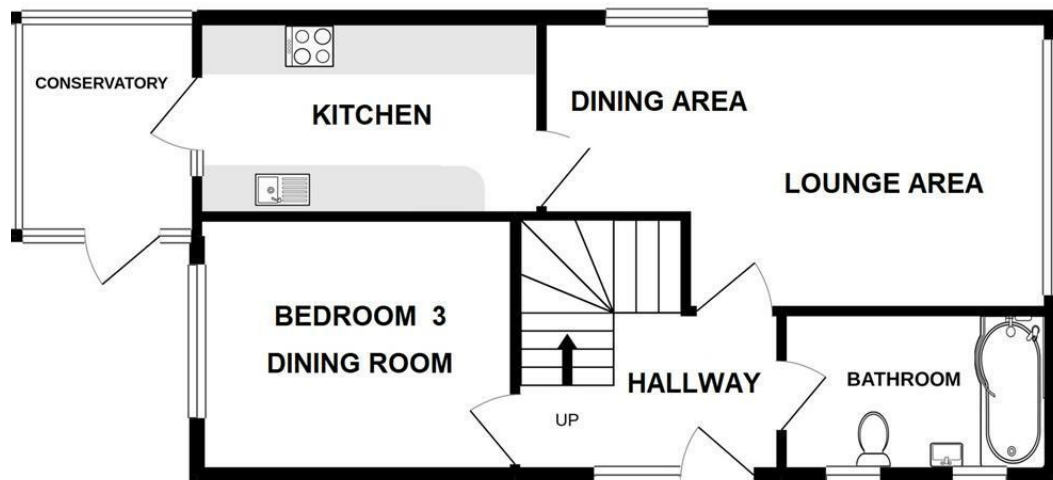
For Sat Nav use Post Code: NG13 0AZ

Council Tax Band

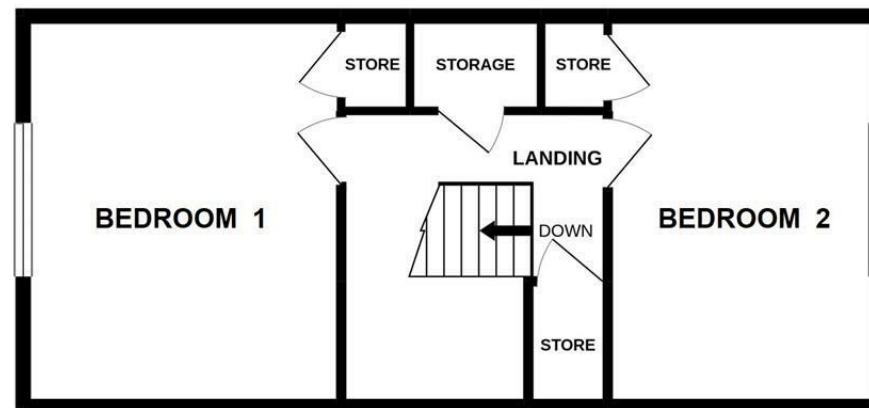
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GROUND FLOOR
622 sq.ft. approx.



1ST FLOOR
482 sq.ft. approx.



TOTAL FLOOR AREA: 1105 sq.ft. approx.

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. Should a shopping trip to the larger towns be the 'order of the day' Bottesford & Bingham have direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

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

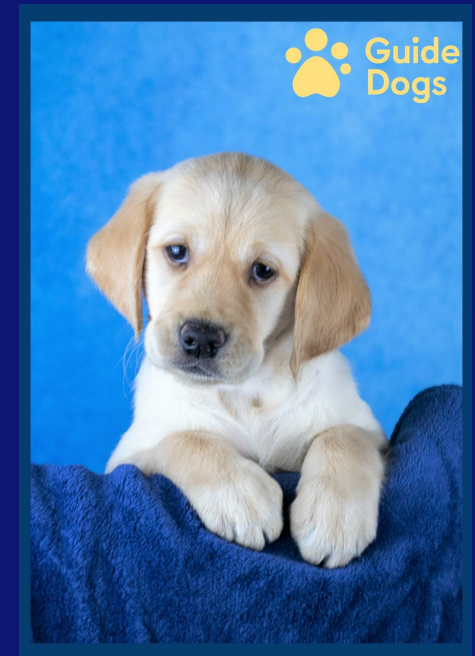
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.

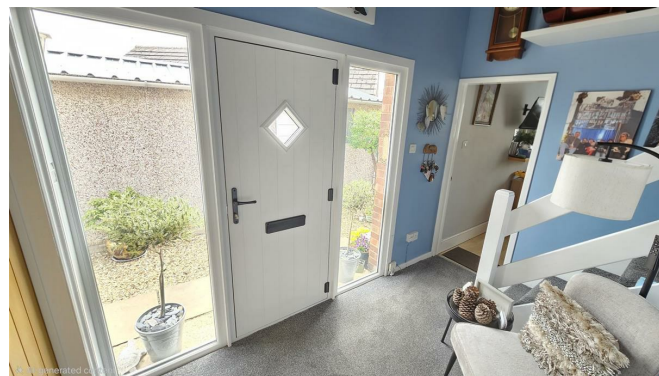
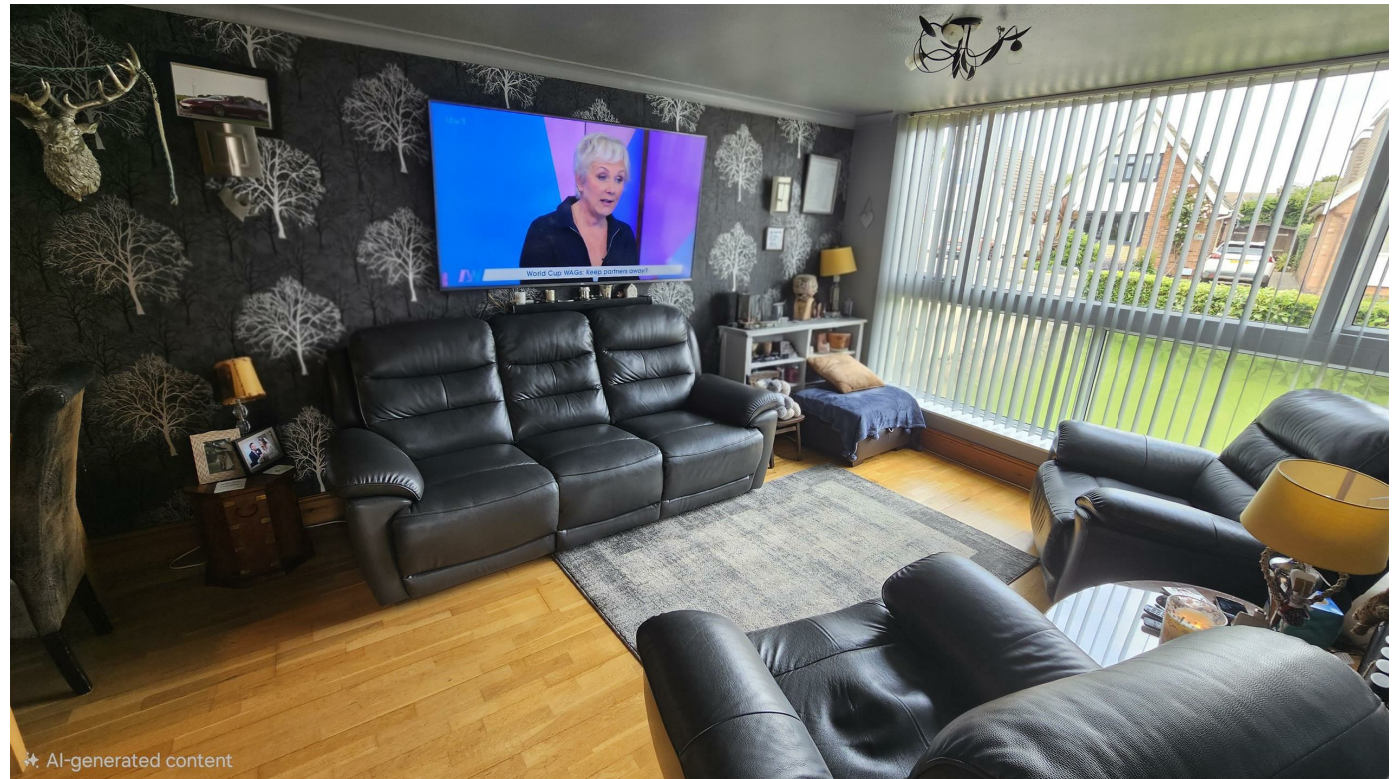


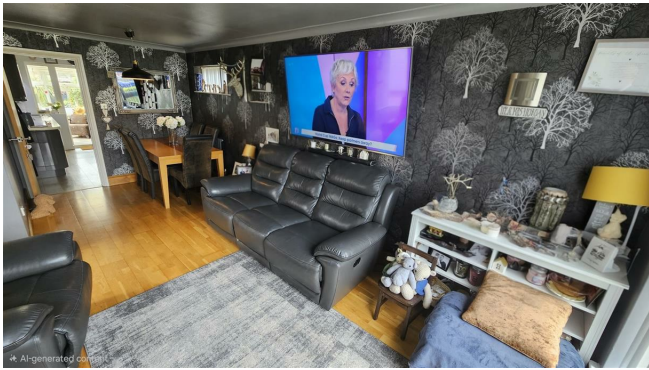


Entrance door through to:

RECEPTION HALLWAY

Entering the property through the recently replaced composite entrance door, with its side windows and a staircase rising to the first floor landing and under stairs storage cupboard.





DINING LOUNGE

20'0 x 11'0 (6.10m x 3.35m)
uPVC window to both front and side aspects, two central heating radiators. Wood effect flooring and wall mounted TV point.





KITCHEN

12'6 x 7'8 (3.81m x 2.34m)

Recently upgraded to a very high standard... Boasting a range of wall and base units with work surfaces over, stainless steel sink with drainer and mixer tap, space and plumbing for a dishwasher, Microwave with electric oven, built in fridge and freezer, hob with extractor over. Wall mounted Vokera boiler, contemporary central heating radiator. uPVC double glazed door through to conservatory/utility area.



CONSERVATORY / UTILITY AREA

Wall units continued from the kitchen and double glazed door to rear garden.





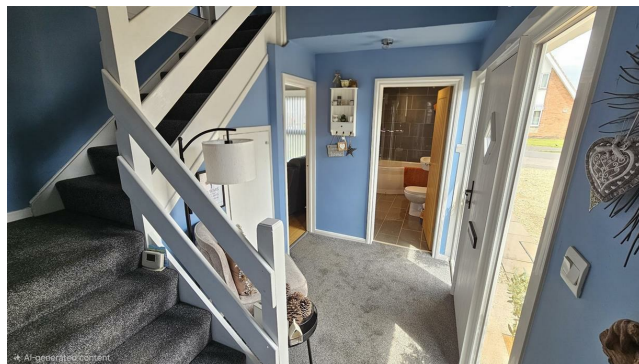
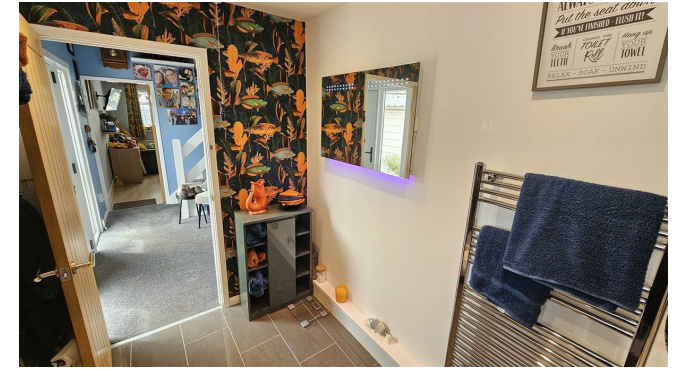
BEDROOM THREE / DINING ROOM / HOME OFFICE

12'6 x 8'9 (3.81m x 2.67m)

Accessed from the entrance hall, central heating radiator and uPVC window to rear elevation.

BATHROOM

Recently upgraded to a very high standard... 'P' shaped bath with mains shower and contemporary mixer tap over, wash hand basin with mixer tap, low level flush W.C, part tiled walls and tiled floor, two chrome heated towel rails, two uPVC double glazed windows, wall mounted mirror with Radio Bluetooth system and mood lightening.





FIRST FLOOR LANDING
with access to the storage cupboard, and further access to the storage area.

BEDROOM ONE
15'3 x 12'6 (4.65m x 3.81m)
with a central heating radiator and a double glazed window to the rear. Eaves storage.





BEDROOM TWO
15'3 x 10'0 (4.65m x 3.05m)
with a central heating radiator
and a double glazed window to
the front. Eaves storage.





OUTSIDE - REAR

With the property being located on a much larger than average size plot, this allows a few extras outside. To the rear, the south westerly facing garden has been landscaped for ease of maintenance with the benefit of a delightful raised bed to the rear with mature plants. Extended patio area and space for a hot tub which will be included within the sale.





OUTSIDE - SIDE & FRONT

Currently, to the side of the property, the owners have created a dog run/kennel area but this could easily be change to a perfect spot for a motorhome/caravan as there is vehicular access from the front which has been landscaped for the ease of maintenance. There is a detached and larger than average garage, a shed for additional storage, a small grassed area with mature hedge and parking for several vehicles on the triple-width gravelled drive.





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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LET BY

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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!