

TO LET

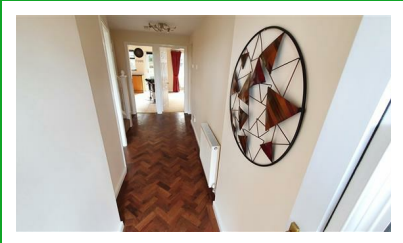
01949 87 86 90

www.hammondpropertyservices.com

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NG13 8AR

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**5 KESTREL DRIVE, BINGHAM,
NOTTINGHAMSHIRE NG13 8QD**

£1,595 PCM

5 KESTREL DRIVE, BINGHAM, NOTTINGHAMSHIRE NG13 8QD

A great opportunity to rent a 4 bedroom detached house in a very popular location.

The gas centrally heated and double glazed accommodation enjoys a tasteful scheme of décor throughout. It is well laid out and of a size perfect for young families/professional couples. In the garage is a Rolec car charging point.

Built by the well-regarded builders McLean Northern this lovely home enjoys a much sought after southerly aspect to the rear which gives the whole house a lovely light feel to it and the very sunny rear garden is more private than many we have seen this year.

The good sized accommodation is well matched by an equally good sized garden – perfect for growing families. Indeed, for those with young children, the location could not be better as the property is just a couple of minutes' walk from the highly regarded Carnarvon Primary School & Toothill College.

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' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

**** NON-SMOKERS ONLY****

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.



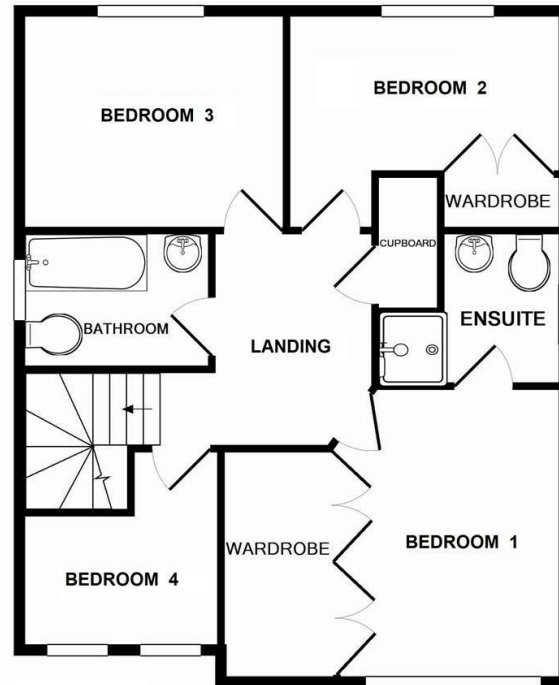
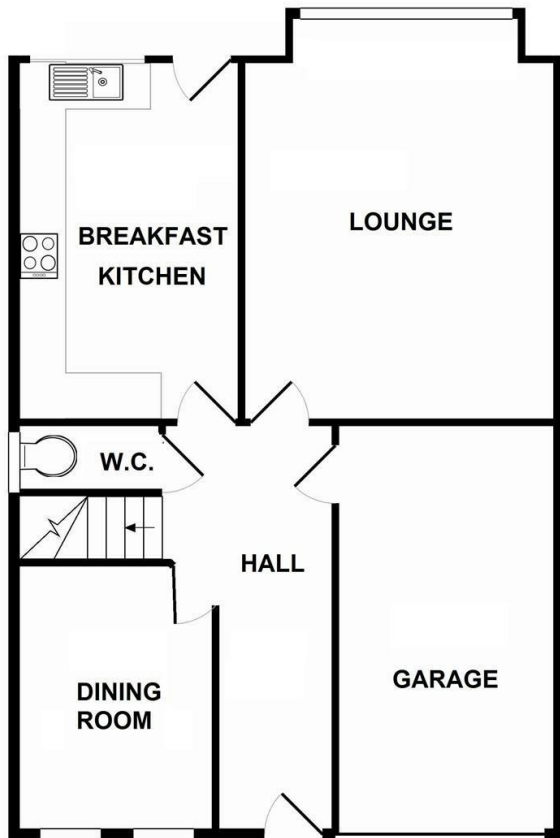
VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____

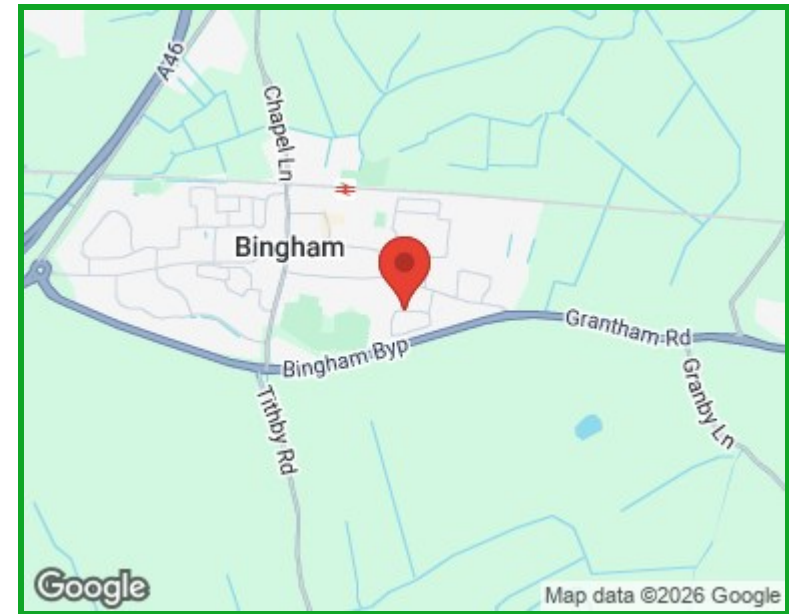
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **E**



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, and then left, passing the turning on the right into Belvoir Vale Grove. Turn next right into Swallow Drive. Turn first right into Kestrel Drive. This particular property can be found on the left hand side clearly denoted by the Hammond Property Services TO LET board.

For Sat Nav use Post Code: NG13 8QD

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Property Services

LET BY

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A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Denise Campbell** on **01949 87 86 90**



Impressed by the quality of this brochure?

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