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FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





29 KENDAL ROAD, CROPWELL BISHOP, NOTTINGHAM, NOTTINGHAMSHIRE NG12 3DX

£267,500

29 KENDAL ROAD, CROPWELL BISHOP, NOTTINGHAMSHIRE NG12 3DX

For those looking for that little bit of extra living space at this price range... this spacious and solid-roofed conservatory that overlooks the rear garden provides a multitude of options for how to use it!

A composite entrance door leads into the porch area with storage for shoes and coats... ideal for the growing family. A lounge to the front with the dining kitchen to the rear that, in turn, leads into the conservatory that overlooks the private and sunny rear garden. To the first floor is the landing, the three bedrooms and the family bathroom. To the front is the driveway that leads to the garage and provides ample off street parking, whilst a very easy to maintain and westerly facing rear garden is a wonderful haven for those who enjoy peace, quiet and birdsong.

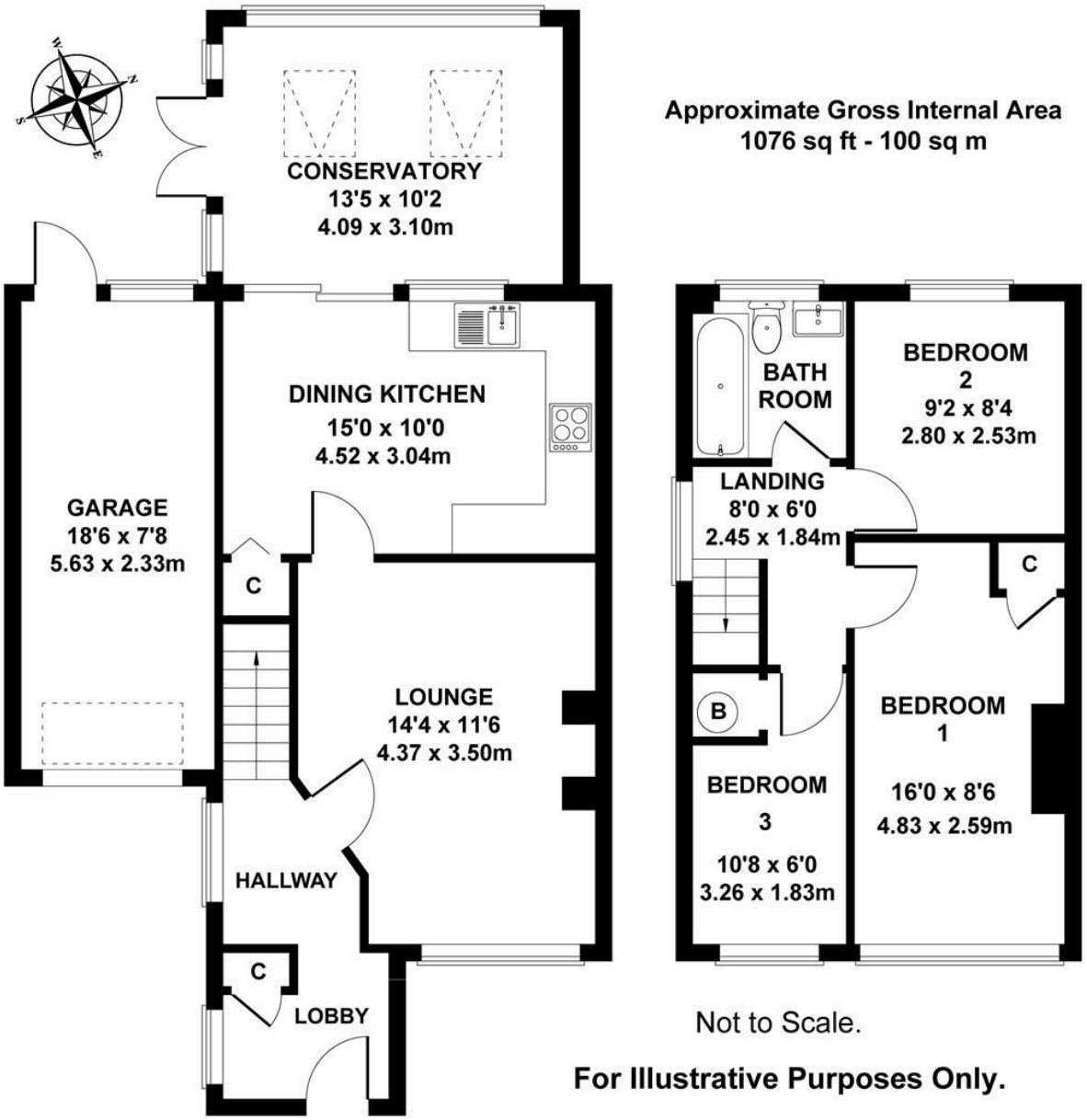
Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Cropwell Bishop Primary School achieved a GOOD Ofsted rating in November 2022 - for all those looking at the Local Education Tables.

As well as many walks along the canal or across the fields to award winning pubs in nearby villages, there is a village hall and amenities within the village including shops, pubs and regular bus service.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and estate, which holds a wonderful range of events throughout the year. The large village of Bottesford (11 miles away) is well served with shops, a deli, local Pub, Doctors, a dentist, several sports clubs, a village library & a wine bar. Meanwhile the local market town of Bingham is well served by public transport including a railway station on the Nottingham to Grantham rail line.



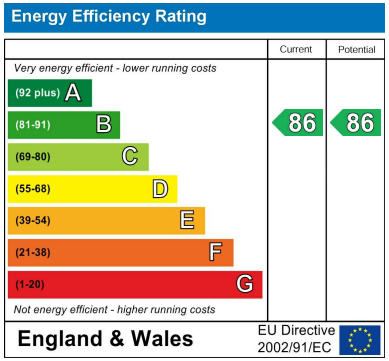


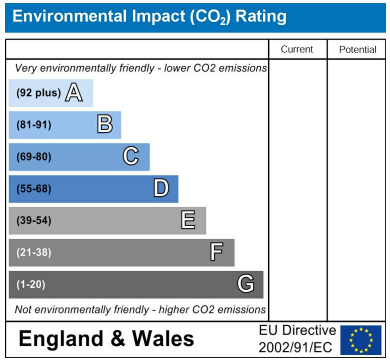


Approximate Gross Internal Area
1076 sq ft - 100 sq m

Not to Scale.

For Illustrative Purposes Only.





Council Tax Band **B**

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road and continue to Saxondale Island. Take the second exit signposted Leicester (A46). Turn off the A46 as signposted Cropwell Bishop & Cropwell Butler. At the mini island, turn left towards Cropwell Bishop. Continue towards the centre of the village. turning left onto Church Street when you see St Giles Church ahead of you. With The Cheques Inn on your right, turn left onto St Giles Way and follow the road around to the right onto Kendal Road and this particular property will then be found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code; **NG12 3DX**

The owner of the property has confirmed that the solar panels and battery are owned outright and are not subject to any lease or finance agreement. The property is currently registered under the Smart Export Guarantee (SEG) scheme, which involves entering into an export tariff agreement with an energy supplier for electricity generated by the solar panels and exported to the grid. The current energy supplier is Octopus Energy. However, the buyer would have the option to transfer to a different energy supplier and select an alternative tariff, should they wish to do so.

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.



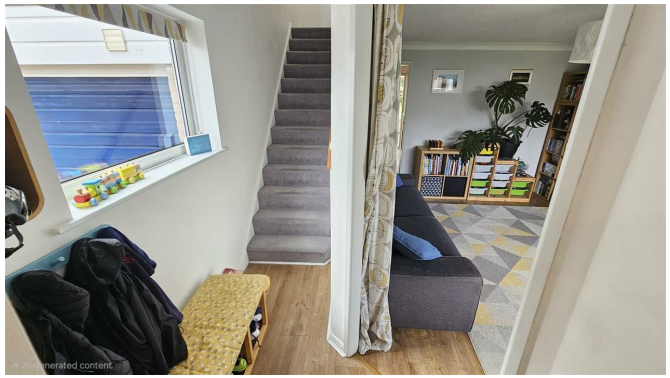


Composite entrance door into the

ENTRANCE HALL / LOBBY
with useful storage cupboard and space for shoes & coats, a central heating radiator and oak effect flooring.

LOUNGE
14'4 x 11'6 (4.37m x 3.51m)
a light and airy room with a central heating radiator and a double glazed window to the front. Oak effect flooring. Feature chimney breast.











DINING KITCHEN
15'0 x 10'0 (4.57m x 3.05m)
with a continuation of the oak effect flooring. Newly fitted kitchen with a modern range of clean line wall, base and drawer units, stone work surfaces and tiled splashbacks, deep sink unit and swan-head mixer tap, induction hob with extractor hood over, Bosch electric ovens, space for fridge freezer, plumbing for dishwasher, recessed lighting, to the extended patio area of the rear garden. Central heating radiator and under-stairs cupboard. Double glazed patio door to the











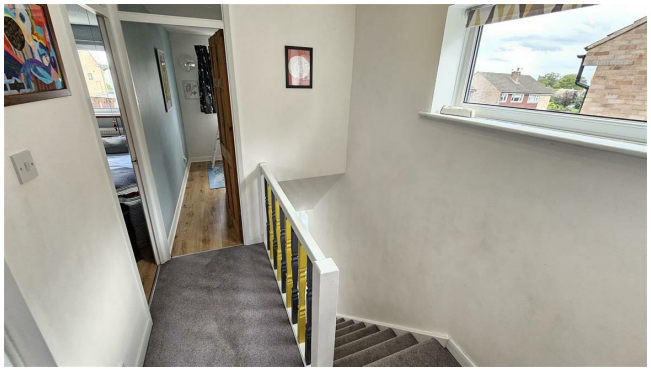
CONSERVATORY / PLAY ROOM / HOME OFFICE
13'5 x 10'2 (4.09m x 3.10m)
with double glazed windows and double doors leading onto the patio area of the rear garden. Twin skylights and a central heating radiator. Plumbing for a washing machine.











LANDING
with a double glazed window to the side and wooden doors to all rooms.

BEDROOM 1
16'0 x 8'6 (4.88m x 2.59m)
with a central heating radiator and a double glazed window to the front. Ample space for free-standing wardrobes and a built-in cupboard. Recessed lighting.







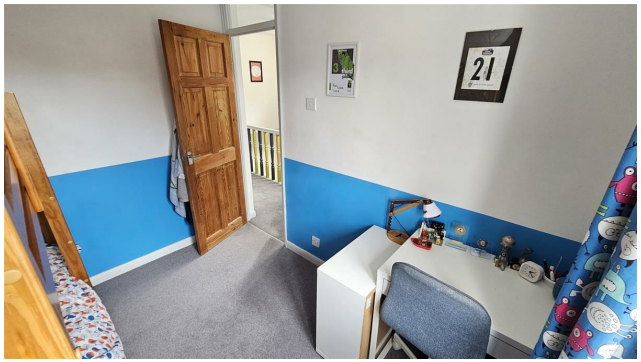




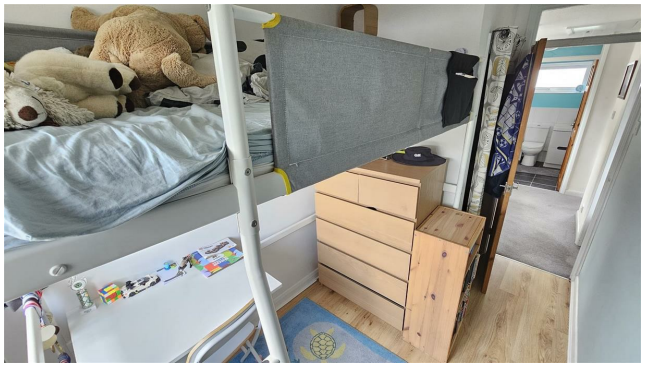
BEDROOM 2
9'2 x 8'4 (2.79m x 2.54m)
with a central heating radiator and a double glazed window to the rear.

BEDROOM 3
10'8 x 6'0 (3.25m x 1.83m)
with a central heating radiator and a double glazed window to the front. Useful cupboard over the stairs.









BATHROOM
with suite comprising a panelled bath (h & c contemporary style mixer with separate shower attachment and handset over), pivot shower screen, wash basin with drawers under, a low flush W.C. Tiling to the wet areas, an obscure double glazed window.

OUTSIDE - FRONT
To the front is the driveway that leads to the garage (18'6 x 7'8) and provides ample off street parking.











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OUTSIDE - REAR

A very established, private and westerly facing rear garden - a wonderful haven for those who enjoy peace, quiet and birdsong. Fully enclosed with well-maintained timber fencing, shrub borders, patio area for al fresco dining during those balmy summer evenings.

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Steve Pritchett

Please contact us for a FREE discussion on our services

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akerspritchett.com

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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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Impressed by the quality of this brochure?

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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!