



Hammond
Property Services

FOR SALE

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**4 FARM HOUSE CLOSE, OFF CHURCH VIEW, BOTTESFORD,
LEICESTERSHIRE NG13 0AF**

£319,950

4 FARM HOUSE CLOSE, OFF CHURCH VIEW, LEICESTERSHIRE NG13 0AF

Tucked away in a peaceful Bottesford cul-de-sac, this beautifully presented four-bedroom home is perfect for modern family life. From the contemporary kitchen-breakfast room to the sun-soaked conservatory, every space feels fresh and functional. The standout feature is the enclosed rear garden, which houses a high-quality timber outbuilding—ideal for those needing a professional home office or a personal gym. With four bedrooms and a stylish, recently updated bathroom, this home offers plenty of room to grow in a truly desirable village location.

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 fifteen minutes away by car is Bingham Market Place with its range of shops.

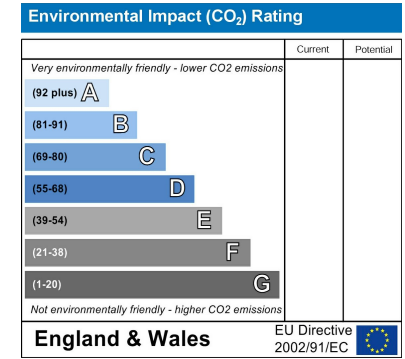
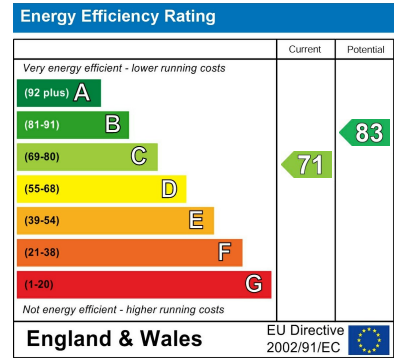
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bottesford & Bingham have direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.



DIRECTIONAL NOTE Leaving Bingham via Grantham Road, turn left onto the A52 towards Grantham and travel for several miles, through Elton on the Hill and past the first left turn signposted to Bottesford. Continue along the bypass and take the next left turn to Bottesford onto Belvoir Road. At the T junction, turn left onto High Street and then turn right into Albert Street, taking the first left into Church View. Follow the road to the end and turn left into Farm House Close and this property is clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 0AF

Council Tax Band D



NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY



Ground Floor



First Floor

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@hammondpropertyervices.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.hammondpropertyervices.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

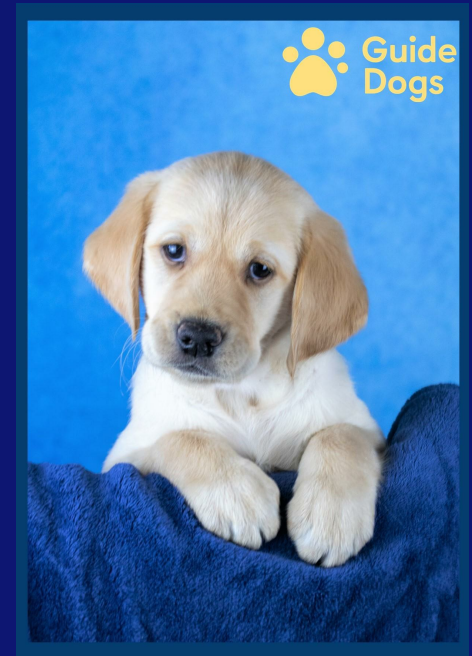
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





UPVC double glazed front door into the

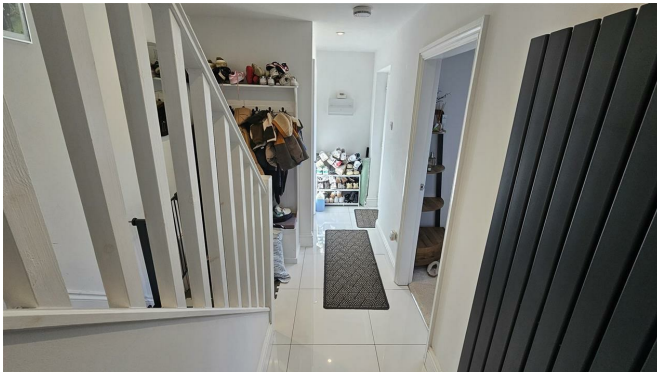
HALLWAY

stairs rising to the first floor, open through to the Kitchen / Breakfast Room and doors to the Ground Floor W.C. and Living Room.

'L' SHAPED BREAKFAST KITCHEN

17'9 x 14'3 (5.41m x 4.34m)

with a contemporary range of base and wall mounted units with solid wood Butcher's block work tops over, inset ceramic sink, two integrated electric ovens, Grill and Microwave, breakfast bar with electric four ring hob & storage cupboards under with extractor fan over, integrated fridge & freezer, Wine fridge, washer dryer and dishwasher, Space for large American Fridge Freezer, double glazed window to rear elevation, uPVC double glazed door to side leading to Garden and open access to the Conservatory.





CONSERVATORY

10'6 x 10'3 (3.20m x 3.12m)

UPVC double glazed windows to rear and side elevations and double glazed door leading out to the extended patio area of the rear garden. Central heating radiator.





LOUNGE

17'0 x 11'0 (5.18m x 3.35m)
with a central heating radiator and a double glazed window to the front.

CLOAKROOM / W.C.

with a two piece suite comprising low flush W.C. and wash basin with a uPVC double glazed window to the front elevation.

LANDING

UPVC double glazed window to the side elevation, loft access and doors to the Bedroom and Bathroom accommodation.





BEDROOM 1

11'0 x 10'2 (3.35m x 3.10m)
with a central heating radiator and a double glazed window to the front.

BATHROOM

re-fitted with a modern three piece suite comprising low flush W.C., wash basin with drawers under, and a 'P' shaped panel bath with chrome rain shower over and screen, and a uPVC double glazed window to the side elevation.



BINGHAM'S COMMUNITY ESTATE AGENT

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BEDROOM 2

10'6 x 8'2 (3.20m x 2.49m)
with a central heating radiator and a double glazed window to the rear.

BEDROOM 3

8'2 x 7'3 (2.49m x 2.21m)
with a central heating radiator and a double glazed window to the rear.

BEDROOM 4

10'0 x 7'3 (3.05m x 2.21m)
with a central heating radiator and a double glazed window to the front.





OUTSIDE - FRONT

There is a block paved and double width driveway providing off street parking and leading to the GARAGE with both light and power. An electric car charging point has also been fitted.

OUTSIDE - REAR

A southerly facing and mature rear garden with a large patio area that is perfect for entertaining and alfresco dining during those balmy summer evenings. A shaped lawn with gravel borders, large timber cabin ideal for a Home Office / Gym with light and power and a pedestrian gate with side access to front of property. An extended area of patio to the side is the ideal suntrap area for those who enjoy the sunshine and privacy.





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Steve Pritchett

Please contact us for a FREE discussion on our services

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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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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!