



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



**40 MAIN ROAD, BARNSTONE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9JQ**

£875 PER MONTH

40 MAIN ROAD, BARNSTONE, NOTTINGHAMSHIRE NG13 9JQ

Charming Period Cottage with Parking & Garden in Barnstone

Set in tucked-away position in the desirable village of Barnstone, this attractive period terraced cottage offers well-proportioned living space with character.

The ground floor features a bright and spacious open-plan living and dining area, enhanced by dual-aspect windows that fill the space with natural light. A central galley-style kitchen provides practical functionality, while a modern wet room completes the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms, both benefiting from built-in storage.

Externally, the home enjoys a sunny rear garden and the rare advantage of off-road parking. Positioned in a quiet location, the cottage provides a peaceful setting while remaining within easy reach of local amenities and transport links.

Recent upgrades include a newly installed Worcester gas boiler, improved electrical works, and updated roof coverings to the rear extension. Please note that the gas fire in the lounge is ornamental only having been capped off.

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 as 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 payment of rent determined by the Tenant Fees Act 2019.

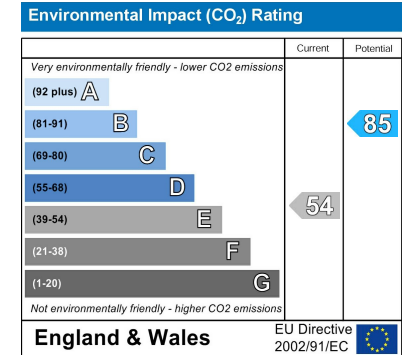
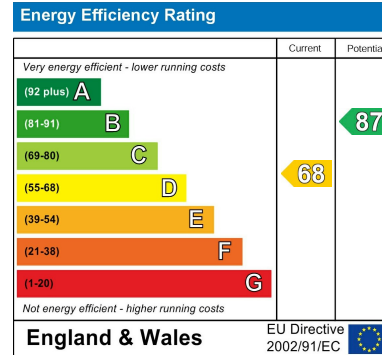


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn left as directed to Barnstone village onto Main Road. Take the second right onto Works Lane and follow the road down to where the property is clearly denoted on the left hand side by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 9JQ

Council Tax Band

A



BOARDED & DECORATED
LOFT ROOM - PERFECT
FOR THOSE LOOKING
TO WORK FROM HOME

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

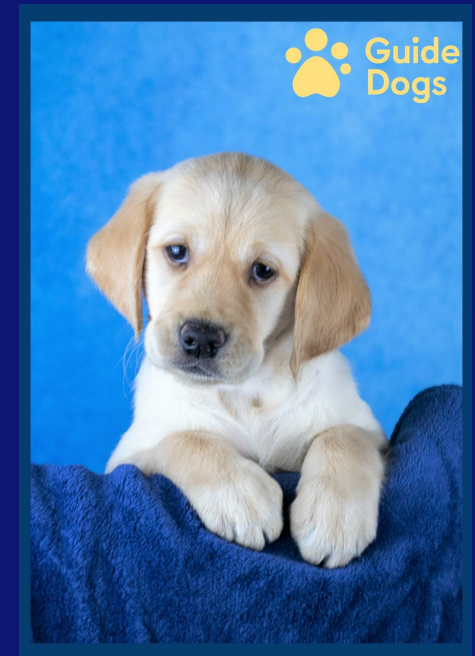
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Double glazed entrance door through to

FEATURE BRICK PORCH

Accessed via a double glazed door with double glazed windows to each side and open through to the large lounge.

LOUNGE

10'8 x 10'0 (3.25m x 3.05m)

UPVC double glazed window to the front elevation, central heating radiator, feature log burner fireplace, exposed brick chimney breast and a stripped solid wooden door.

INNER LOBBY

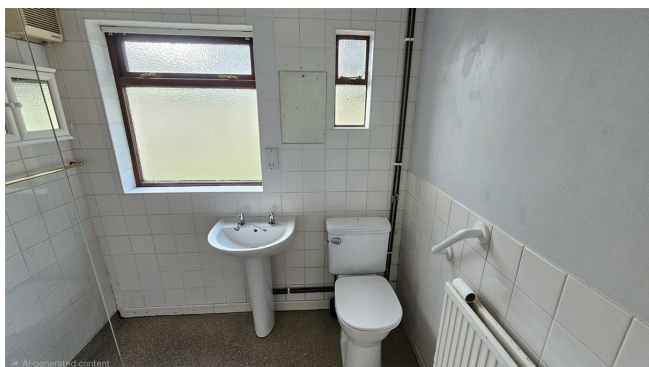
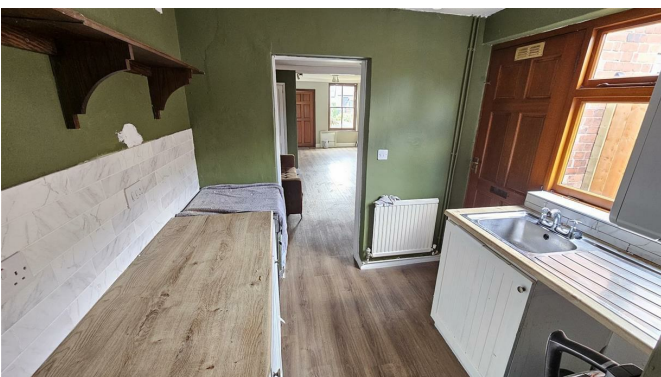
Stairs to first floor accommodation and coat hanging space.



DINING ROOM

12'0 x 12'0 (3.66m x 3.66m)

Quarry tiled flooring, uPVC double glazed window to the rear elevation, stripped solid wooden door to good size under stairs storage cupboard, coving to ceiling, single radiator, multi fuel burner set onto a tiled hearth and surround and a stripped solid wooden door to the Kitchen.





KITCHEN

8'6 x 6'0 (2.59m x 1.83m)

UPVC double glazed window to the side elevation and being fitted with a range of cream base and wall mounted units with a wood effect roll top work surface over, stainless steel sink and drainer with mixer tap, tiled to splash backs and preparation areas in a ceramic high gloss blue and white tile, under counter space for fridge or appliance, wood effect laminate flooring.





UTILITY ROOM

6'0 x 5'6 (1.83m x 1.68m)

Wood effect laminate flooring, wall mounted gas central heating boiler, space and plumbing for washing machine, space for fridge freezer, uPVC part glazed door and uPVC double glazed window to the side elevation and double panel radiator.

SHOWER ROOM

fitted with a three piece suite comprising corner shower unit, pedestal wash hand basin and W.C., inset ceiling spot lights, extractor fan, uPVC double glazed obscure glass window to the side elevation and radiator.



LANDING

BEDROOM 1

12'0 x 10'3 (3.66m x 3.12m)

UPVC double glazed window to the front elevation with views overlooking fields, double radiator, period styled fireplace and stripped solid wooden door to the en-suite shower room. There is a loft hatch with fold down timber ladder which accesses the loft which has been boarded out and decorated, with two velux windows.

BATHROOM

7'4 x 6'0 (2.24m x 1.83m)

fitted with a four piece suite comprising free-standing bath with ball and claw feet and Victorian style mixer tap and shower handset, pedestal wash hand basin and low level W.C., separate corner shower unit, extractor fan, uPVC double glazed obscure glass window to the rear elevation and a contemporary central heating radiator. Half height white wall tiling.

BEDROOM 2

12'0 x 12'0 (3.66m x 3.66m)

UPVC double glazed window to the front elevation with views over the gardens and countryside beyond, period styled fireplace, central heating radiator.

LOFT

Accessed from a fold-down ladder within Bedroom1, this area has been boarded out and decorated with the additional feature of useful storage to the eaves. Two velux windows allow light to flood in. This is the perfect space for those wishing to work from home.

OUTSIDE

To the front a garden with pedestrian gated access leading to a footpath to the property. To the rear a concrete courtyard with open access across to the garden which has huge potential for anyone wishing to grow fruit and vegetables as well as having a more formal space for entertaining.



h **Hammond**
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

Accessed from Main Street there is a shared track leading to the rear which has hard standing for a vehicle and a double width concrete sectional garage with two sets of front opening aluminium doors power and light.

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!



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**

h Hammond
Property Services

LET BY

01949 87 86 90
www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

h Hammond
Property Services

SOLD
SUBJECT TO CONTRACT
01949 87 86 85
www.hammondpropertyservices.com

← Want one of these???

Then get one of these!!!

h Hammond
Property Services

FOR SALE
01949 87 86 85
www.hammondpropertyservices.com

© WE SELL, WE RENT, WE AUCTION, WE RELOCATE & WE QUIZ!!! ©

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!