



Hammond
Property Services

FOR SALE

01949 87 86 85

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**95 LANGDALE GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8SS**

£125,000

95 LANGDALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SS

Rarely available, this modern Quarter House has been sensibly upgraded to both the kitchen and bathroom and is now ideal for first time buyers or investors.

With an open plan Living and Dining area, kitchen with gas hob and electric oven, contemporary white three piece bathroom and double bedroom with wardrobe, the property also benefits from allocated parking and a small lawned garden to its front.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

With very easy access into the Market Place of Bingham where you can enjoy a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses and an outdoor market held every Thursday. There is also a medical centre, pharmacies, dentists, recently opened £14 million pound 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.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.

To enable a speedy purchase, the property is offered to the market with the benefit of NO CHAIN.

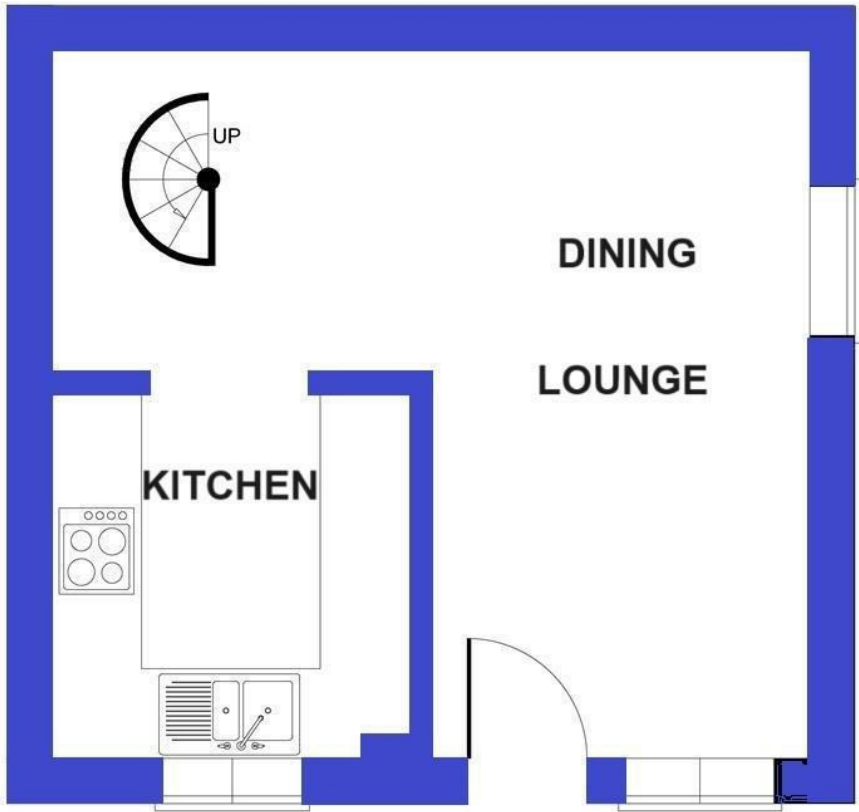
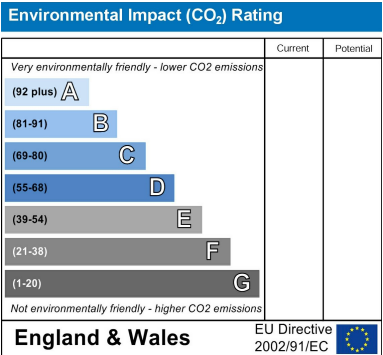
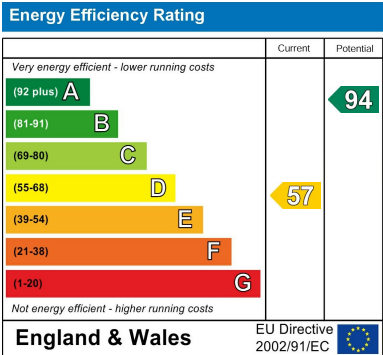


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. At the T junction turn left into Wychwood Road. Turn first left into Langdale Grove where the property will then be found eventually on the left hand side, clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 8SS**

Council Tax Band

A



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

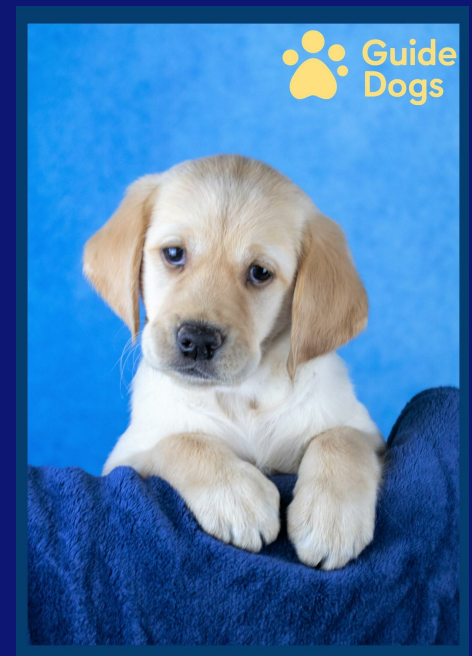
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





Double glazed entrance door into

'L' SHAPED LOUNGE / DINER

13'0 x 9'0 and 7'6 x 7'0 (3.96m x 2.74m and 2.29m x 2.13m)

with double glazed windows, wood effect flooring. Open tread stairs to the first floor.

KITCHEN

6'6 x 6'0 (1.98m x 1.83m)

with a stainless steel sink unit with mixer tap, floor and wall mounted cupboards with wood effect work top, plumbing for a washing machine and there is an electric oven with four ring gas hob over. Tiled splashback and window to the front.

LANDING

with electric panel radiator.

BEDROOM

13'2 x 8'3 (4.01m x 2.51m)

A dual aspect room with a built-in wardrobe and airing cupboard.





BATHROOM

with a white three piece suite including a panelled bath with shower over and screen, a low flush W.C. and a wash basin.

OUTSIDE

There is a grassed lawn area to the front of the property and a parking space within the communal parking courtyard at the rear.



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BINGHAM'S COMMUNITY ESTATE AGENT



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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PROTECTION ADVISORS

Mortgages for:
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Home Movers
Re-mortgages
Buy to Lets - inc HMOs

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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**





SOLD

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← Want one of these???

Then get one of these!!!

→



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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!