Hammond
Property Services

FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





3 SEDBERGH CLOSE, NEWTON, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8ZG

£235,000

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This Buxton was a very popular design of 2 bedroom home first occupied in May of 2023 from the highly regarded Redrow Homes and is located within the very popular development at Newton.

The modern open plan kitchen / diner is conveniently located at the back of the property with double doors leading onto the very private rear garden which overlooks adjacent fields. The lounge is located at the front with a large window and The Buxton also benefits from a downstairs cloakroom and a useful under-stairs store cupboard with space for the washing machine and tumble dryer over. The very generous upstairs space has a fantastic master bedroom with an en-suite shower room whilst the second double bedroom has access to the bathroom.

The open outlook to the rear and being situated away from the main road... and the position within a cul-de-sac are the main features that will appeal to many... as well as the most private rear garden at this price range?

It is a setting that has seen iconic events in its role as RAF base and command headquarters, and now this historic location is home to the Newton Park Development; a collection of stunning two, four and five bedroom homes nestling in the tranquility of the hamlet of Newton. In a highly sought-after location, the adjacent village of East Bridgford with its handsome landmark church of St Peter, offers amenities including a Primary School, Pub diner, Post Office. There is a wider range of schools, shops and leisure facilities in the traditional market town of Bingham 2 miles away.

The development is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance.

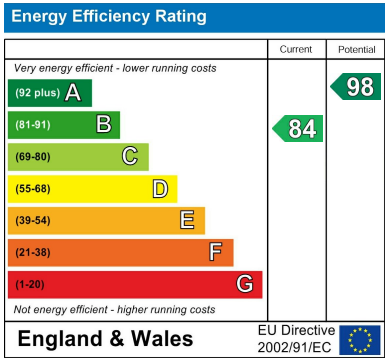


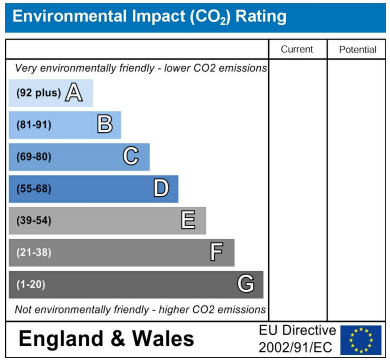


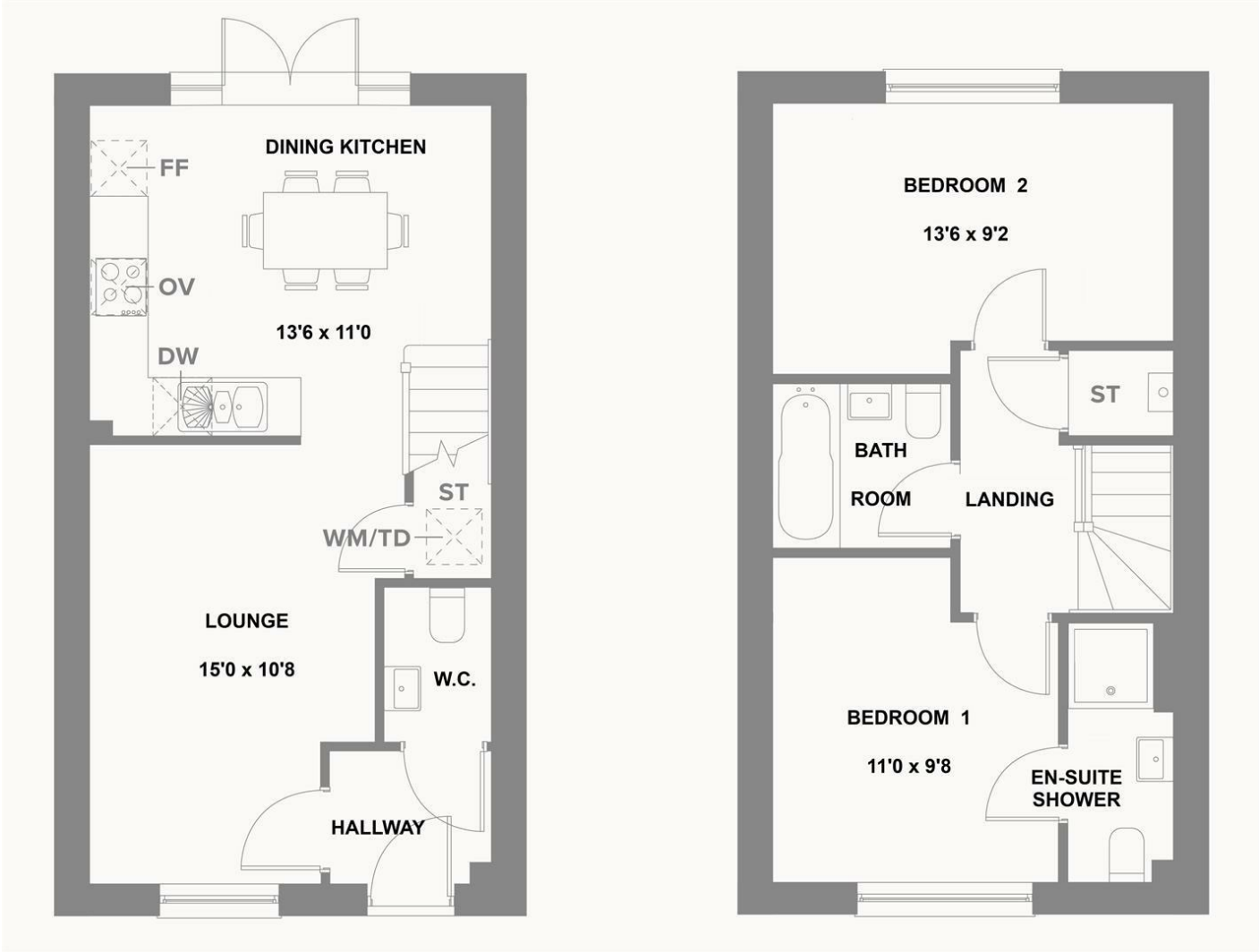
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and across the first small traffic island. At the larger island, take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the next traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until entering the Newton Park Development and then bear right onto Hunter Road. Taking the right hand turning into Slingsby Gardens, right again into Sedbergh Close and Number 3 will be found on your left hand side; clearly denoted by our Hammond Property Services For Sale board.

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

Council Tax Band **B**







We are awaiting confirmation of any Service Charges for the Development and will add them once in hand.

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 and double glazed entrance door through to

HALLWAY
with a central heating radiator. Wood effect flooring.

CLOAKROOM
Two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator and wood effect flooring.

LOUNGE
15'0 x 10'8 (4.57m x 3.25m)
Central heating radiator. Double glazed window overlooking the front. Wood effect flooring.











OPEN PLAN DINING KITCHEN
13'6 x 11'0 (4.11m x 3.35m)
L shaped work surface with drawers and cupboards under. Integrated dishwasher and fridge freezer. Double glazed French doors overlooking the very private rear garden. Four ring electric hob with a stainless steel cooker hood over and an electric oven under. Wood effect flooring.











SPACIOUS LANDING
Airing cupboard.

BEDROOM 1
11'0 x 9'8 (3.35m x 2.95m)
Double glazed window overlooking the driveway to the front. Central heating radiator.

EN-SUITE SHOWER ROOM
Shower enclosure, wall mounted wash basin and low flush W.C. Complementary tiling. Recessed spot lights.











BEDROOM 2
13'6 x 9'2 (4.11m x 2.79m)
Double glazed window overlooking the rear garden. Central heating radiator.

FAMILY BATHROOM
Suite comprising panelled bath with shower over and screen, wall mounted wash basin and low flush W.C., Chrome central heating towel radiator. Complementary tiling to walls and floor.











OUTSIDE - FRONT

To the front of the property is an easy to maintain area with mature shrubbery and a path to the front door.

OUTSIDE - REAR

To the rear of the property is a fully enclosed lawned garden with more privacy than most at this price range - very secure for children to play in - and an area of patio that is also ideal for those who enjoy al fresco dining during those balmy summer evenings. A gated pathway at the rear leads to the parking area.











Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

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**

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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!