Hammond
Property Services

# FOR SALE

## 01949 87 86 85

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com

**47 HACKETT GARDENS, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 7BB**

**£335,000**

# 47 HACKETT GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 7BB

A detached family home completed by Taylor Wimpey Homes to their very popular Easedale design with an enviable corner plot position within only a short walk 1km (1,100 yards) of Bingham Town Centre.

With a hallway, separate lounge, a downstairs cloakroom and a large open plan kitchen / diner to the ground floor, whilst to the first floor is the main bedroom with en-suite shower room and two further bedrooms serviced by the family bathroom. The larger than average and fully landscaped rear garden is fully enclosed with an extended patio area and includes, not only a garden shed, but also the Home Office Pod, with both power and light, whilst there is off street parking spaces for two vehicles to the side..

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’ Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

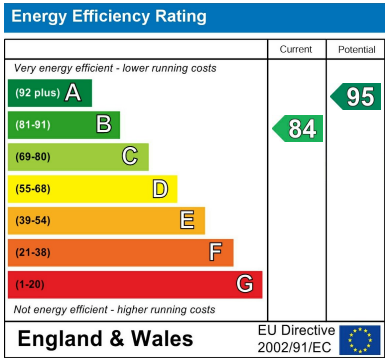
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library.

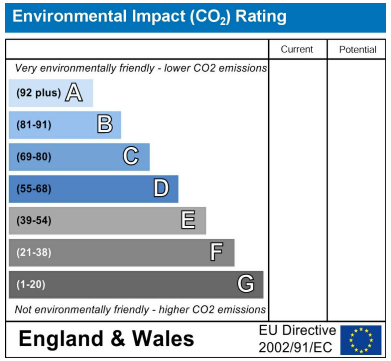
There will be a Service Charge of towards the maintenance of the Green Areas of the Development once completed.

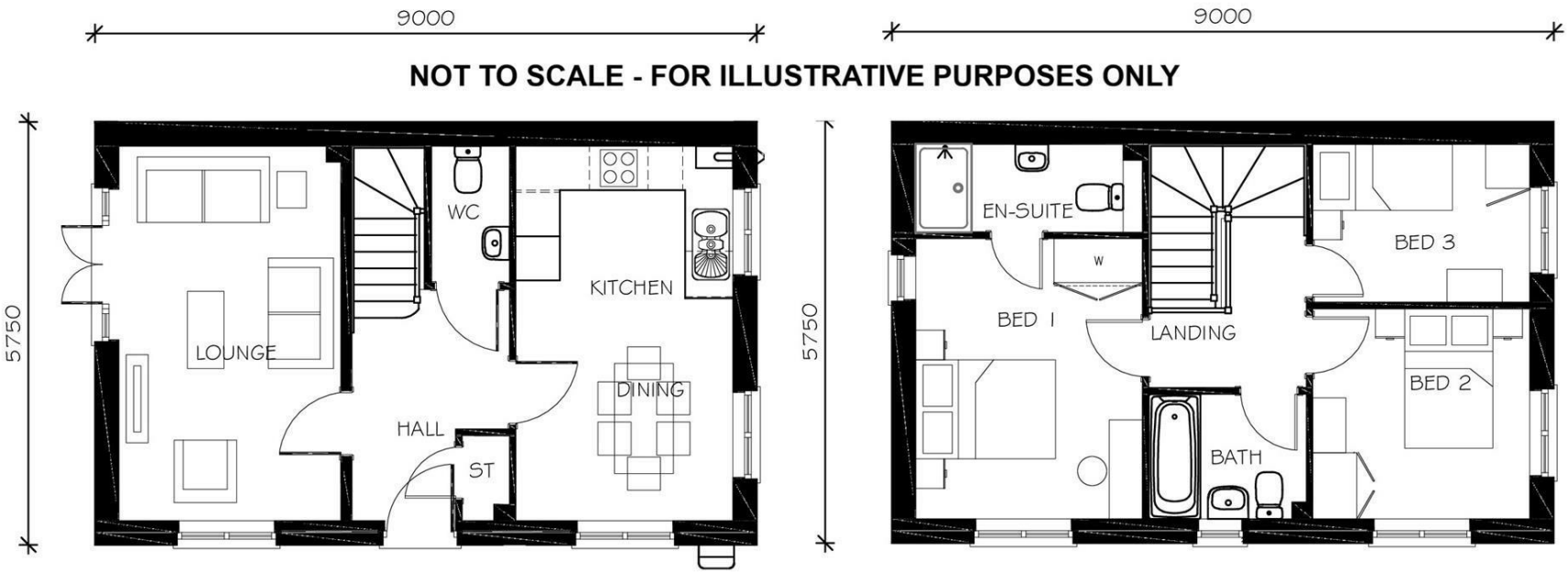
**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn second left, before the Traffic Island, into Burrows Drive and then right again into Hackett Gardens. Follow the round around to the left and this property is then found on the left hand side; clearly denoted by the Hammond Property Services For Sale board.

**For Sat Nav use Post Code;** **NG13 7BB**

Council Tax Band **C**




The position of the property allows easy access to the adjoining communal grassed & maintained areas that are planted with wild flowers and is looked after as part of a Maintenance Plan that is managed by an Annual Service Charge of £163.80 which covers the cleaning and maintenance of the beautifully maintained and landscaped areas of all of the communal grounds. The amount is paid directly to the Encore Estate Management Limited.

# 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 leads through to

**RECEPTION HALLWAY**
with stairs to the first floor, a central heating radiator, wood effect flooring and a door to

**LOUNGE**
16'9 x 10'0 (5.11m x 3.05m)
with a double glazed window to the front and a central heating radiator. Double glazed French doors to the patio area of the rear garden. A continuation of the wood-effect flooring.

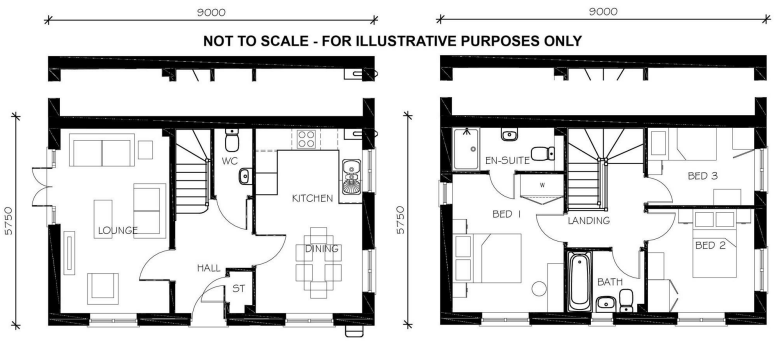
**DOWNSTAIRS CLOAKROOM**

Low level flush W.C., pedestal wash hand basin, central heating radiator and wood effect flooring. Understairs storage area.

**OPEN PLAN KITCHEN / DINING AREA**

16'9 x 9'8 (5.11m x 2.95m)

with oak effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and separate Zanussi electric double oven. Integrated fridge, freezer and dishwasher. Large inset stainless steel sink unit with swanhead mixer tap. Oak effect flooring.




**DINING AREA**
with double glazed double windows to two elevations, two central heating radiators.

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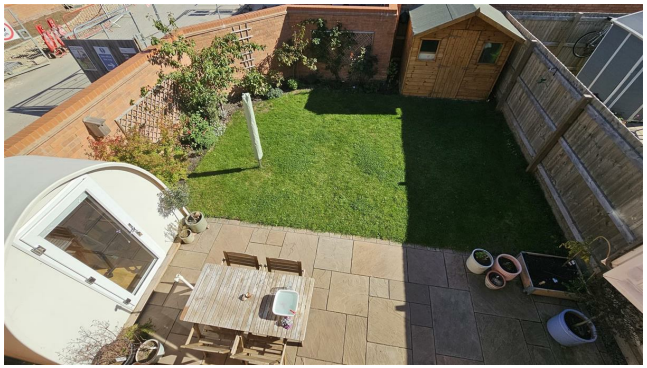
**LANDING**
From the hallway, stairs rise to the first floor landing with a central heating radiator and doors to the following;

**BEDROOM ONE**
12'6 x 10'0 (3.81m x 3.05m)
Double glazed windows to the front and side elevations, a central heating radiator, fitted wardrobes.

**EN-SUITE SHOWER ROOM**
with half-height tiling, a low level flush W.C., pedestal wash hand basin, a tiled shower enclosure and a chrome towel radiator. Wall mounted mirror-fronted cabinet.



**BEDROOM TWO**
9'8 x 9'6 (2.95m x 2.90m)
with a double glazed windows to the front and side elevations and a central heating radiator.

**BEDROOM THREE**
9'8 x 7'0 (2.95m x 2.13m)
Double glazed window to the side elevation and a central heating radiator.

**FAMILY BATHROOM**
with a three piece suite comprising a panelled bath with pivot screen and shower over, a low flush W.C. and a wash hand basin. Tiling to walls and floor.

**OUTSIDE - FRONT & SIDE**
To the side of the property is a double width driveway providing off street parking for two vehicles and there is gated access to the rear garden.

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**OUTSIDE - LANDSCAPED REAR**

To the rear is a further landscaped, fully enclosed and lawned garden with a feature extended Indian Sandstone patio area - this is perfect for those who enjoy private al fresco dining during those balmy summer months – with a further area of mature border plantings around the garden providing the colour and texture so seldom found when buying a new home. Senisbly a large garden shed has been added to the property but it is the addition of the Home Office Pod, to which there is both power and light, that will appeal to many buyers who have experienced a change in working location. An outdoor tap has also been fitted.

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!**