Hammond
Property Services

FOR SALE

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4 CROW COURT, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8TW

£385,000

4 CROW COURT, BINGHAM, NOTTINGHAMSHIRE NG13 8TW

This beautifully presented and very deceptive family orientated home has recently undergone a complete programme of modernisation and refurbishment, finished to a very high standard with a great deal of thought to creative design and attention to detail, resulting in a light, airy and open plan lifestyle with accommodation which extends to over 134 sq.m. / 1442 sq. ft. with many new radiators, new Holdenby style oak doors throughout and oak flooring to the ground floor, 4 double bedrooms to the first floor... ready for you to walk in, put your own furniture down and do nothing!



Originally constructed in the late 20th Century, the property was thoughfully extended to the side some 20 years ago and includes an updated central heating system, replacement UPVC double glazing, re-plastering and neutral decoration. In addition the kitchen, utility and boot room were all upgraded within the last 3 years property to create the open-plan living/dining kitchen as well as providing easier access out into the westerly facing, very private and sunny rear garden.

The extension to the rear provides exactly the right amount of space, especially with the additional bedroom to the first floor and the best bathroom at this price range in Bingham? The previous conversion of the original garage gives that extra space for numerous uses... Play Room? Snug? Occasional Guest Bedroom? Home Office?... what will you use it as?

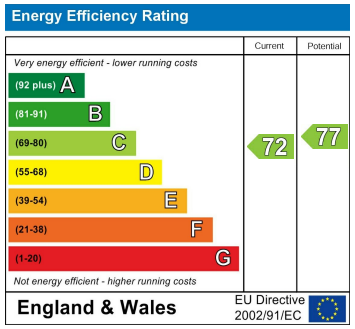


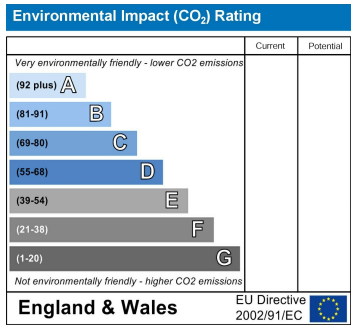
As well as the accommodation on offer, the property occupies a mature and private plot by modern standards, overlooking an opposing paddock / Crow Close (see below) and situated within walking distance of the highly regarded Carnarvon Primary School and the extensive children's play park... a wonderful haven. The mature and well-stocked gardens to the rear are mainly laid to lawn and offer great potential for the keen gardener, enclosed by panelled fencing, with a driveway that is approached via Cogley Lane and which provides off-road car standing for two vehicles.

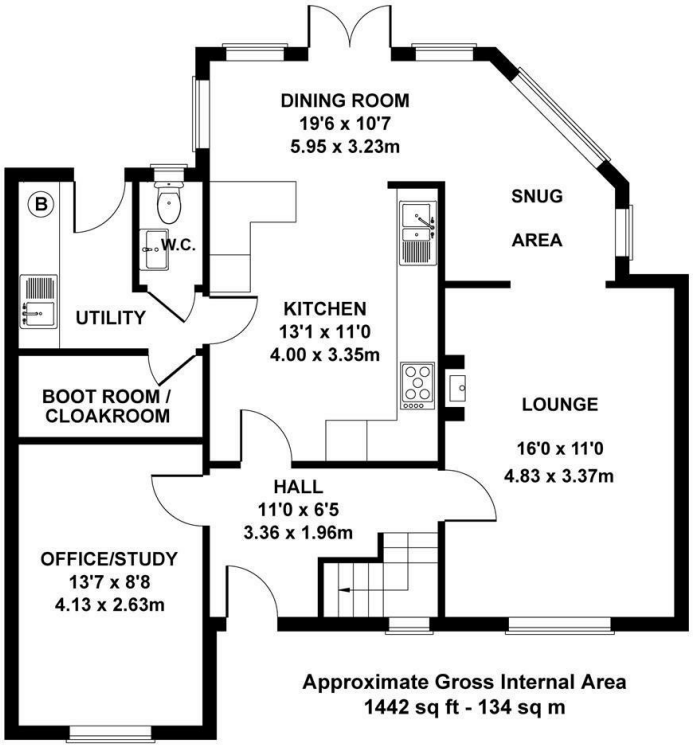
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Follow the road round to the left into Cogley Lane, passing the children's play area on your right. Turn next left opposite the open and grassed paddock into Crow Court and the property will then be found ahead of you on the right hand side of the cul-de-sac; clearly denoted by the Hammond Property Services For Sale sign.

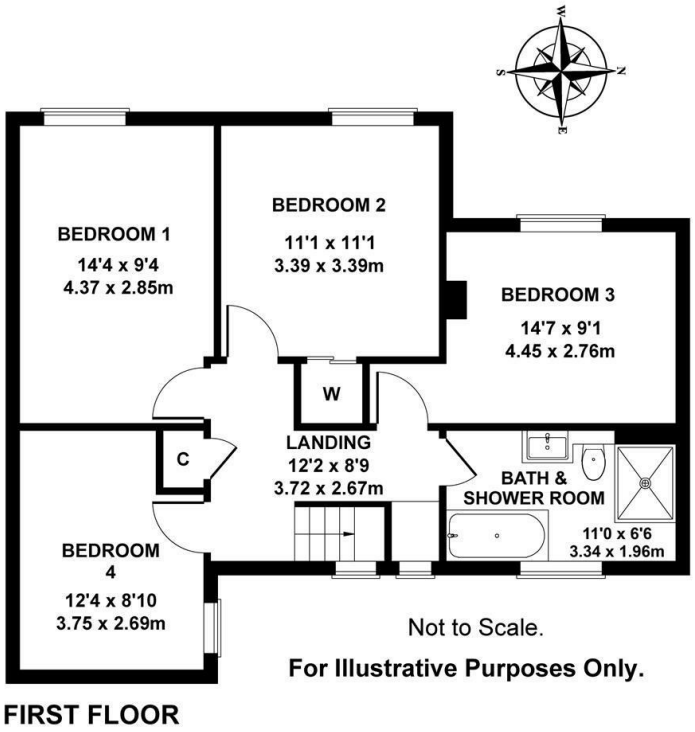
For Sat Nav use Post Code; **NG13 8TW**

Council Tax Band **D**









Crow Close is a field at the eastern end of Bingham, which was the first site in England to be described as a deserted medieval village, having been identified as such in 1907. It is now a scheduled monument and was first listed in the schedule on 3rd March 1956.

https://historicengland.org.uk/listing/the-list/list-entry/1017566?section=official-list-entry

Overall viewing is the only way to truly appreciate this excellent home which is likely to appeal to a wide audience including professional couples, young families or even those downsizing from larger dwellings requiring a well-placed, immaculately presented and substantially extended home situated within easy reach of the wealth of amenities.

Privacy to the rear garden is something that is difficult to find within many parts of Bingham….rest assured this is one of those properties that enjoys tremendous privacy and, being westerly facing, is ideal for those who enjoy al fresco evening dining in the summer sunshine.

The property is only a short walk from Carnarvon Primary School... so, no excuses for being late for Morning Registration!

Bingham enjoys a good range of amenities both shopping and educational. There is also a popular Leisure Centre which caters for a variety of sports and leisure activities. This popular Market Town is also on the edge of the Vale of Belvoir with its limitless walks as well as quaint villages, many with their own hostelries and each with their unique character!

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.





Front entrance door into the

HALLWAY
11'0 x 6'5 (3.35m x 1.96m)
with oak flooring and a central heating radiator. A dog-leg staircase rising to the first floor. Door into the



OPEN PLAN KITCHEN / DINING AREA
13'0 x 11'0 (3.96m x 3.35m)
Only installed within the last few years with shaker style fronts, the fully integrated kitchen is open plan to the dining area. A five ring gas hob, integrated dishwasher, fridge / freezer, double oven, central heating radiator and a continuation of the oak flooring.









DINING AREA
19'6 x 10'7 (5.94m x 3.23m)
with a vaulted ceiling and double glazed double doors leading onto the patio garden.

SNUG AREA
The dining area is open plan to the kitchen and the lounge via a snug area that is the ideal location for sitting back and reading your the latest novel or newspaper being light and bright.











MAIN LOUNGE
16'0 x 11'0 (4.88m x 3.35m)
with a contemporary and vertical central heating radiator and a double glazed window overlooking the front. A feature log burner fireplace and recessed lighting. A continuation of the oak flooring and a door leads back into the hallway.











UTILITY ROOM from the kitchen.
with space and plumbing for a washing machine and tumble dryer situated beneath the work surface with an inset single drainer sink unit with lever mixer tap. A central heating radiator. Wall mounted central heating boiler. UPVC half glazed door leads to the rear garden. Wine fridge and wall mounted cupboards.

DOWNSTAIRS W.C.
with a two piece white suite comprising a low flush W.C., wash hand basin with a cupboard under and a chrome mixer tap, pop up waste and half-tiling to the walls, central heating towel radiator and a double glazed window to the rear. Tiled flooring.





BOOT ROOM
Possibly the most sensible and useful room in the house for any family! With ample shelving and hanging spaces for coats, boots, shoes, sports kit... can you fill it?

HOME OFFICE / STUDY / PLAY ROOM
13'7 x 8'8 (4.14m x 2.64m)
created from the conversion of the original garage, with a central heating radiator and a double glazed window overlooking the front. A continuation of the oak flooring.







LANDING
with two double glazed windows overlooking the front and the views beyond towards Crow Close. A useful storage space over the stairs.

BEDROOM 1
14'4 x 9'4 (4.37m x 2.84m)
with a central heating radiator and a double glazed window overlooking the rear garden.











BEDROOM 2
11'1 x 11'1 (3.38m x 3.38m)
with a central heating radiator and a double glazed window overlooking the rear garden. A double wardrobe with sliding doors.

BEDROOM 3
14'7 x 9'1 (4.45m x 2.77m)
with a central heating radiator and a double glazed window overlooking the rear garden. A feature vaulted ceiling.











FAMILY BATH & SHOWER ROOM
a half-tiled room with a boutique hotel quality feel throughout and a vaulted ceiling. With a double glazed opaque window to the front elevation, a panelled and deep corner bath, walk-in shower enclosure with both handset and rainwater fittings, wash basin set within a vanity area with drawers and cupboards under, and a low flush W.C. School-style radiator.

BEDROOM 4
12'4 x 8'10 (3.76m x 2.69m)
with a central heating radiator and a double glazed window overlooking the front.



OUTSIDE - FRONT
with a block paved and shared approach via Cogley Lane and which leads to the off-road car standing space for two vehicles. An area of mature shrubs and plantings with chippings completes the front to ensure an easy to maintain area that always looks the part.









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OUTSIDE - REAR

A timber courtesy gate at the side gives access into the fully enclosed rear garden which, for this style of property, offers a fantastic degree of privacy when compared to others currently on the market, fully enclosed by fencing and having a large area of lawn, and a purpose-built area for al fresco entertaining with friends and family and from which to enjoy the the afternoon and evening sunshine.

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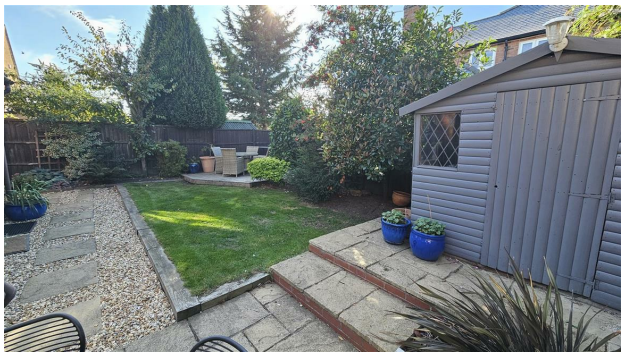
Sensibly, a secondary area with raised decking provides an alternative area for entertaining whilst the mature and well-stocked gardens borders provide plenty of text and colour. A further raised area leads to the useful and large timber garden shed. An outside tap has also been provided.









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!





