



Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

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Nottinghamshire
NG13 8AR

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**7 OSPREY CLOSE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8QG**

£450,000

7 OSPREY CLOSE, BINGHAM, NOTTINGHAMSHIRE NG13 8QG

A new home in an old shell.... following upgrades throughout with a new kitchen, new bathroom, new shower room and downstairs cloakroom... all beautifully presented with a Boutique Hotel quality to the washing facilities. The décor throughout is one of a stylish design and finish... with the most easiest to maintain and landscaped rear garden that we have seen this year; fully enclosed, westerly facing to ensure afternoon and evening sunshine and with an artificial lawn and well stocked planted borders.

Built to a high quality specification by the well regarded builders Mclean Homes Northern, this stylish executive residence offers that extra bit of accommodation that makes all the difference for those with growing families with the extension to the rear of the property with numerous options for its use... this area is open plan to the recently upgraded kitchen.

The sensible conversion of the original garage has now created a very useful utility room and the all-important Home Office / Study that is often requested by those who have seen a change in work location over the last few years!

This fine gas centrally heated and double glazed home was one of the most popular designs when originally built. Not only is it extremely attractive externally, it offers a highly practical internal layout which will not only appeal to young professionals who enjoy entertaining but also those with children as it comes with four 'chunky' bedrooms.

For those with children the property is ideally situated being within a popular executive family development. It enjoys a very pleasant position with an open aspect to the fore over a grassed area. It is around ten minutes' walk from Carnarvon Primary School and is also well located for access to the Leisure Centre and Bingham Market Place with its range of shops.

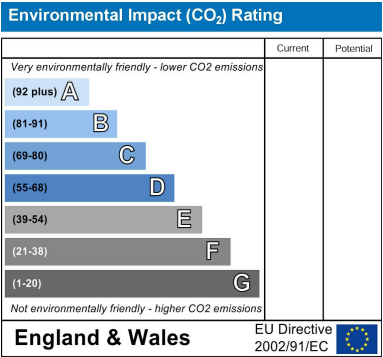
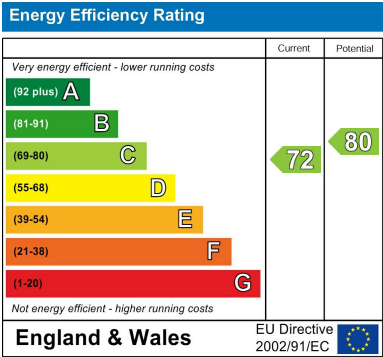


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home and Belvoir vale Grove on the right. Turn next right into Swallow Drive. Pass the turning on the right into Kestrel Drive. Follow the road round to the right. Turn second right into Osprey Close where the property will then be found on the left hand side clearly identified by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8QG

Council Tax Band

E



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 £5,634 in 2024 for this extremely important Charity.

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.

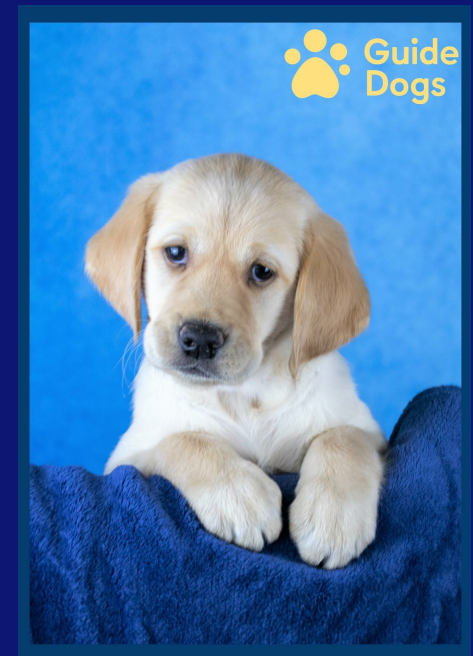
REFERRAL FEES

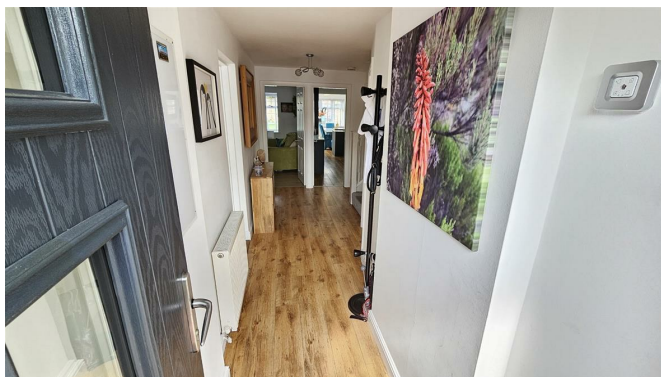
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker. 1st October 2025

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.





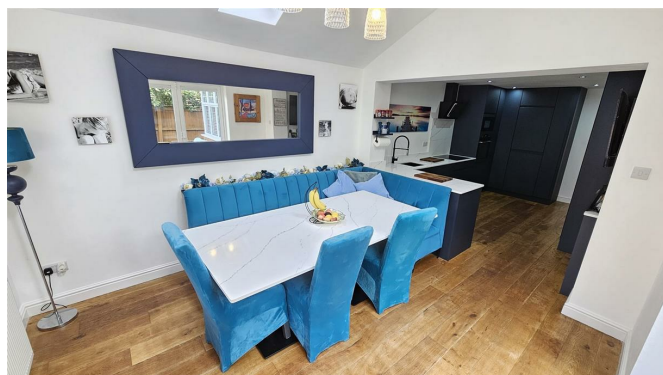
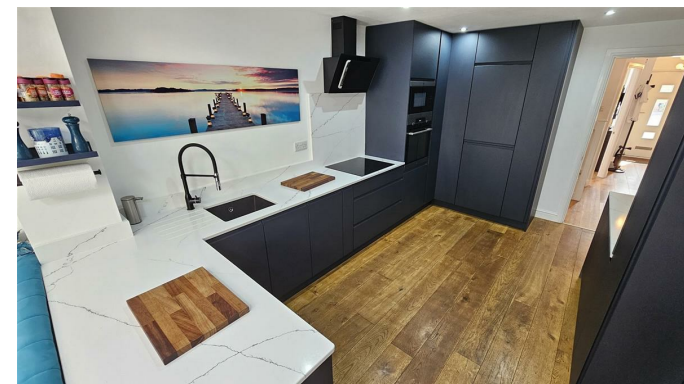
Double glazed entrance door through to

RECEPTION HALL

with stairs to the first floor. Access to the garage. Central heating radiator. Engineered oak flooring.

RECENTLY UPGRADED DINING KITCHEN

Kitchen area 13'4 x 9'6 - with work surfaces to three sides with drawers and cupboards under. Recessed sink unit with mixer tap. Integrated dishwasher, fridge and freezer. Tiled splash backs. Ceramic hob with stylish cooker hood and an AEG double electric oven to the side. Larder cupboards and integrated bin cupboard. Kickboard lighting and recessed lighting. Engineered oak flooring.





DINING AREA

14'0 x 10'0 (4.27m x 3.05m)

Double glazed windows and double glazed tri-folding doors to the large patio area of the rear garden. Velux windows. Recessed lighting. A continuation of the engineered oak flooring.





LOUNGE

16'2 into the bay x 11'6 (4.93m into the bay x 3.51m)

Central heating radiator. Feature media wall with vertical acoustic panels, wiring for inset TV and an electric flame effect fireplace.

PLAY ROOM / SECOND T.V. ROOM

11'2 x 8'4 (3.40m x 2.54m)

with double glazed windows to the front and a central heating radiator.





HOME OFFICE / SNUG

Central heating radiator. Feature wall with vertical acoustic panels and double glazed windows to the front.

CLOAKROOM

with white two piece suite comprising low flush W.C. and wash hand basin with cupboard under. Double glazed window. Central heating radiator.

UTILITY ROOM

with plumbing for a washing machine and space for a tumble dryer. Recently fitted combi-boiler. Coat rails and more room for shoe cupboards.





LANDING

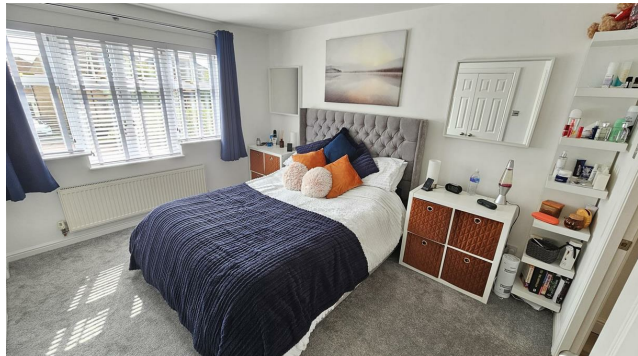
with airing cupboard. Access to the loft space.

BEDROOM 1

12'5 x 9'10 (plus the depth of the wardrobes) (3.78m x 3.00m (plus the depth of the wardrobes)) with double glazed window. Central heating radiator. Two sets of double wardrobes.

UPGRADED EN SUITE SHOWER ROOM

with a shower enclosure, wash basin with cupboards under and a low flush W.C.. Vertical central heating radiator. Complementary tiling. Double glazed window. Extractor fan.





BEDROOM 2

10'9 x 8'2 (3.28m x 2.49m)
with double glazed window. Central
heating radiator.

BEDROOM 3

10'6 x 8' (3.20m x 2.44m)
with double glazed window. Central
heating radiator. Double wardrobe





BATHROOM

stylishly tiled, with 3 piece suite comprising panelled bath with a block mixer tap, shower over and screen, wash basin with cupboard under and a low flush W.C., Central heating towel radiator. Double glazed window. Extractor fan.

BEDROOM 4

9'2 x 6'6 (2.79m x 1.98m) with double glazed windows to the front. Central heating radiator.

OUTSIDE - FRONT

To the fore of the property is an open plan driveway with an area of chippings to one side and a pathway to the other with gated access to the rear garden.





OUTSIDE - REAR

To the rear of the property is the most easiest to maintain and landscaped rear garden that we have seen this year; fully enclosed, westerly facing to ensure afternoon and evening sunshine and with an artificial lawn and well stocked planted borders – perfect for al fresco entertaining. With seating areas for the first cup of tea of the day as well as the perfect location from which to enjoy the last drops of Merlot as the sun sets in the distance.



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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**





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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!