Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





17 CROPTON GROVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8RX

£190,000

17 CROPTON GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8RX

Another opportunity to acquire one of these ever popular town houses, well situated within this pleasant cul-de-sac of similarly styled homes – perfect for first time buyers or investors seeking to rent out the property. You can walk in, put your furniture down and do nothing following a recent upgrading throughout. including the addition of a new Gas Fired boiler and central heating system, new doors, a new shower & bathroom, upgraded kitchen, new flooring, all of which will no doubt appeal to young professionals who prefer to spend their evenings and weekends out, rather than on general maintenance!

The stylish interior is tailor made for young professionals/first time buyers. It is tastefully presented in subtle colours which provides a light and airy contemporary feel.

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. For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

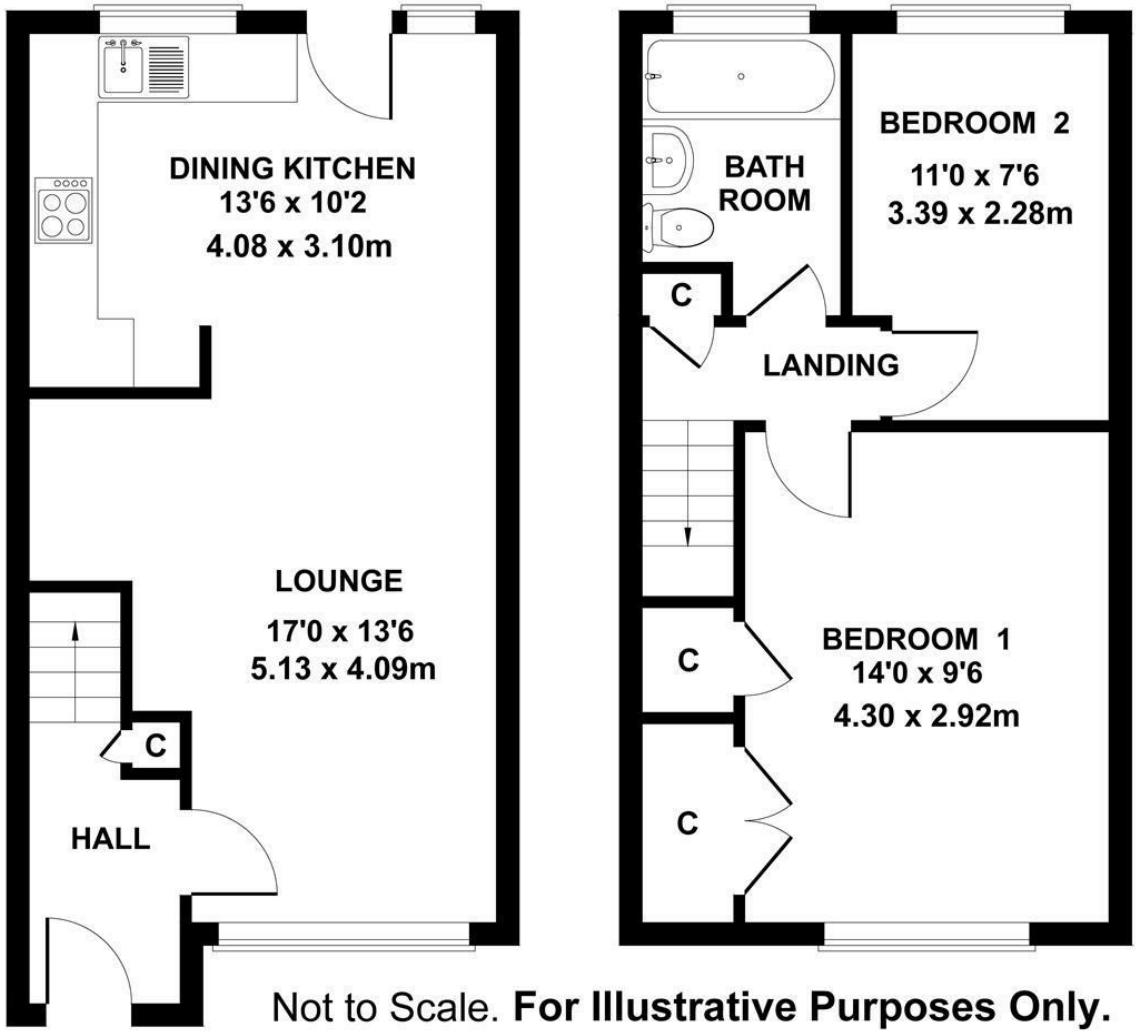
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the ‘order of the day’ Bingham 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! So, if you are seeking an easily maintained home which provides tastefully appointed accommodation, in ready to move into condition, have no delay in viewing 17 Cropton Grove.

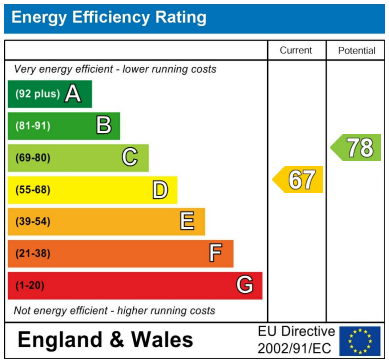


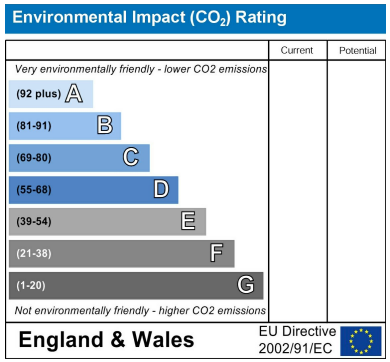


Approximate Gross Internal Area
670 sq ft - 65 sq m



Not to Scale. **For Illustrative Purposes Only.**





Council Tax Band **B**

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. Turn right into Thoresby Road. At the T junction turn left into Bowland Road. Turn left again into Cropton Grove and park within the cul-de-sac and the property will then be found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign which fronts onto Nottingham Road.

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

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 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 through to the

HALLWAY
with stairs to the first floor. Central heating radiator. Broom cupboard.

LOUNGE
17'0 x 13'6 (5.18m x 4.11m)
with double glazed bay window to the front and a new central heating radiator. Wood effect flooring, recessed lighting and wall light fittings.











DINING KITCHEN

13'6 x 10'2 (4.11m x 3.10m)

with U shaped work surface with drawers and cupboards under. Sink unit with swan-head mixer tap. Wall mounted cupboard units. Electric hob with electric oven under and extractor fan over. Central heating radiator. Integrated dishwasher and a continuation of the wood effect flooring. Double glazed windows overlooking the landscaped gardens and a double glazed door to the new patio area of the landscaped rear garden.











LANDING
with airing cupboard. Access to the loft space.

BEDROOM 1
14'0 x 9'6 (4.27m x 2.90m)
with double glazed window to the front and a central heating radiator. Open fronted wardrobes over the stairs. Within the wardrobe is the new Gas Fired boiler serving the domestic hot water supply and central heating system. Wood effect flooring.



UPGRADED BATH & SHOWER ROOM
a beautiful room with a white four-piece suite comprising a double-ended bath with a stylish tap and handset shower, separate shower enclosure, pedestal wash basin and low flush W.C., double glazed window and fitted blind. Chrome towel radiator.









BEDROOM 2
11'0 x 7'6 (3.35m x 2.29m)
with double glazed window to the rear and a new central heating radiator. Wood effect flooring.

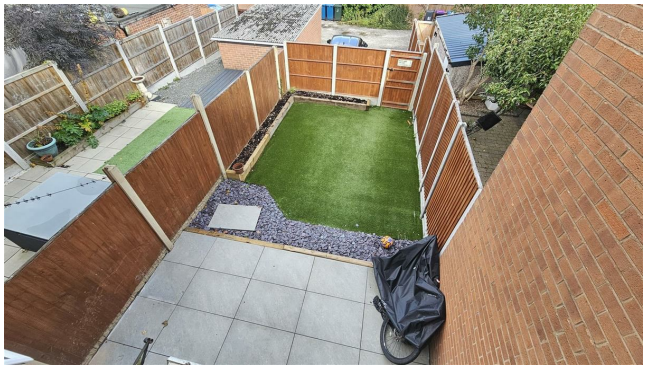
OUTSIDE - FRONT
To the fore of the property is a gravelled area with inset shrubs and plants with a stepping stone pathway to the front door.











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OUTSIDE - REAR

To the rear is a very easy to maintain and landscaped garden with a large patio area leading from the dining kitchen with a further artificial grassed lawn. A fully enclosed garden with a gate leading to the private parking space which is approached via Cropton Grove.











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:
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Critical Illness
Income Protection

Did you know that we have a Rental Department?

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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**

Hammond Property Services
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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!