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FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**1 JOHNSON ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AH**

£375,000

A detached family home completed by David Wilson Homes to their very popular Ingleby design in May 2021, within this very popular Development of Romans' Quarter.

With a spacious entrance hallway, the lounge to the front, a large open plan living / dining kitchen to the rear featuring bi-fold doors that lead onto the extended patio area, a utility / bar cupboard and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and three further bedrooms serviced by the family bathroom. The landscaped rear garden is fully enclosed and benefits from a further area of patio which is set as the sun trap for those who enjoy al fresco dining and entertaining during those balmy summer evenings.

Sensibly, the rear of the garage has been converted to create a Home Office with power, light and broadband... perfect for those who wish 'to go to work' from home.

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.

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. 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.

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.

Please note that there is a Service Charge of £112.92 for the Roman's Quarter Development which covers the maintenance, cleaning and upkeep of the communal areas.

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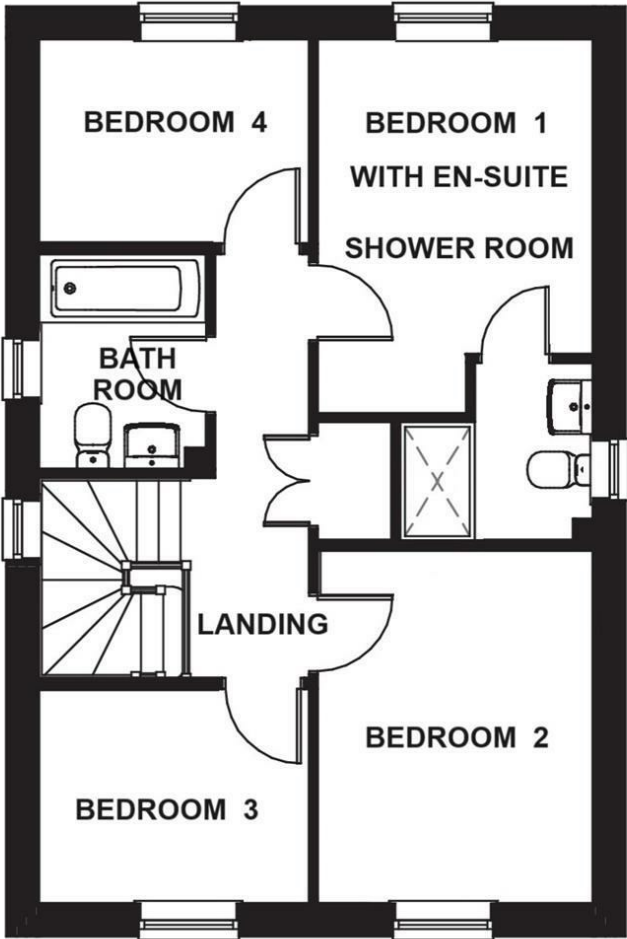
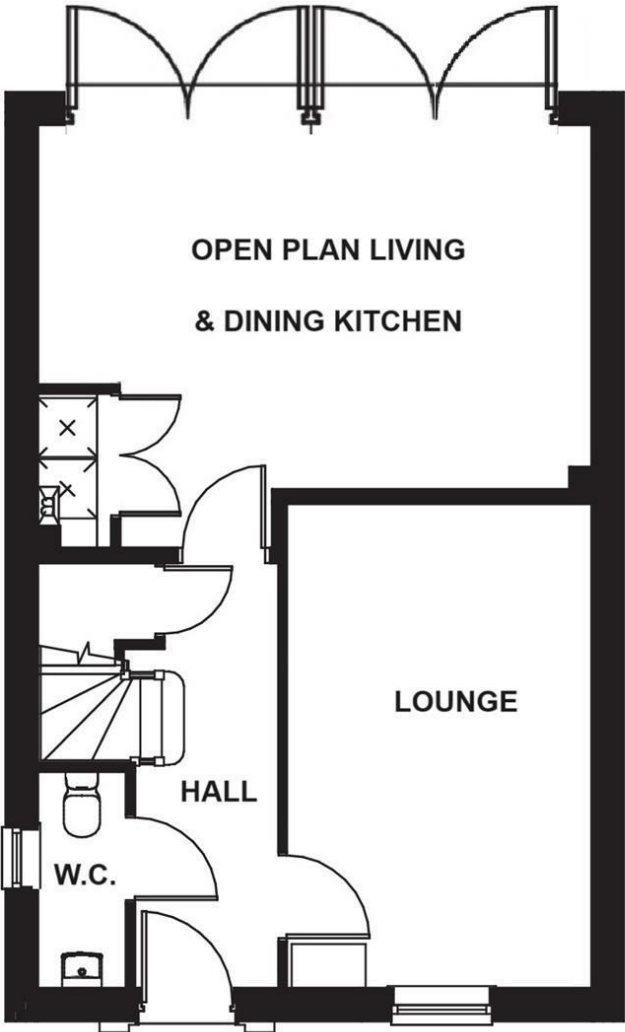
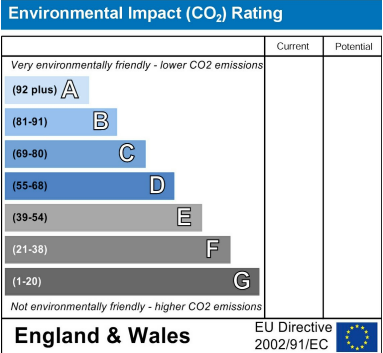
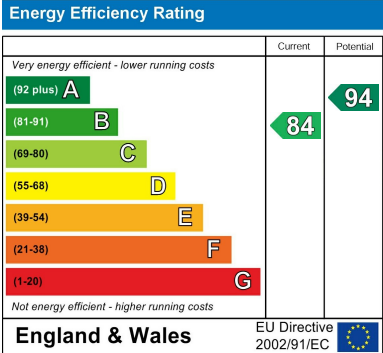


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, Penson Gardens on the right and then Henshaw Drive on the left, turn next right into Cabourn Drive and turn left at the T Junction. Turn right onto Cowdell Grove and the first right into Johnson Road and this particular property will be found immediately on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 7AH**

Council Tax Band

C



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

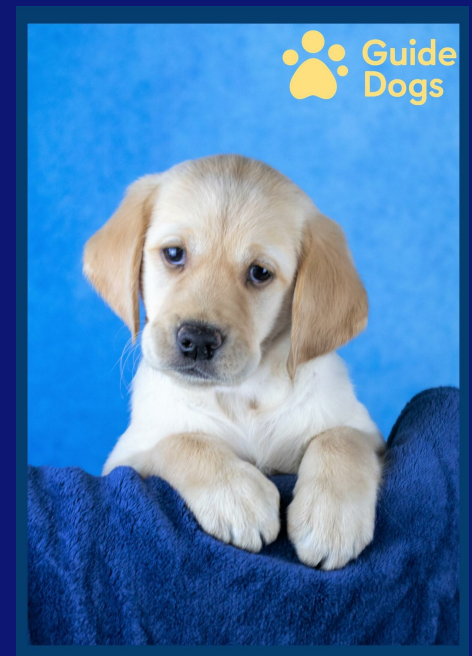
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

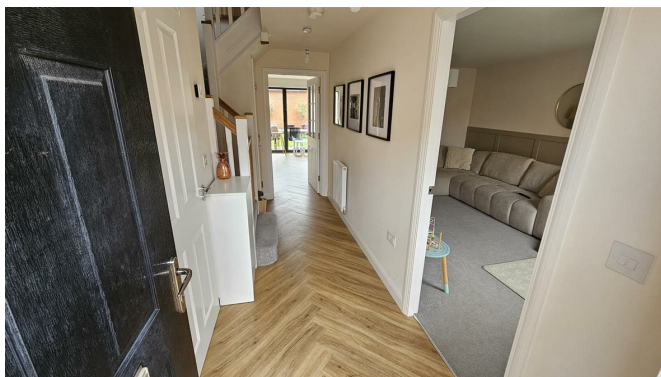
1st January 2026

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!

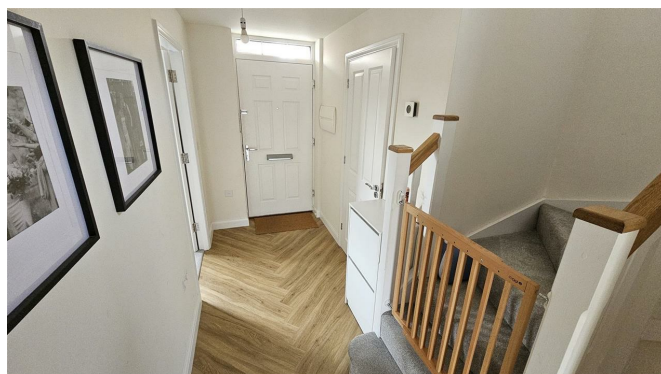
Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Composite entrance door into the
HALLWAY
 with a central heating radiator, wood-effect
 herringbone flooring and doors to

LOUNGE
 16'2 x 10'2 (4.93m x 3.10m)
 with a double glazed window to the front and
 two central heating radiators. Feature
 panelled wall. Wall mounted T.V. point.





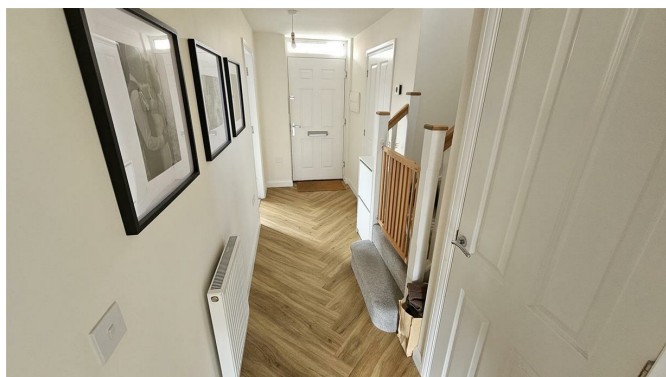
CLOAKROOM / W.C.

Low level flush W.C, pedestal wash hand basin and double glazed window to the side elevation. Half-height tiling. Wood-effect flooring.

OPEN PLAN LIVING / DINING KITCHEN

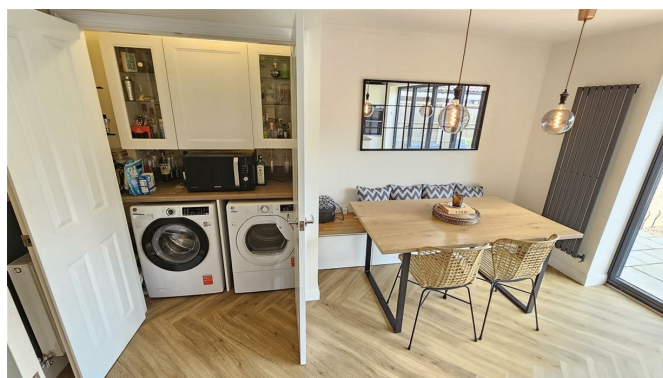
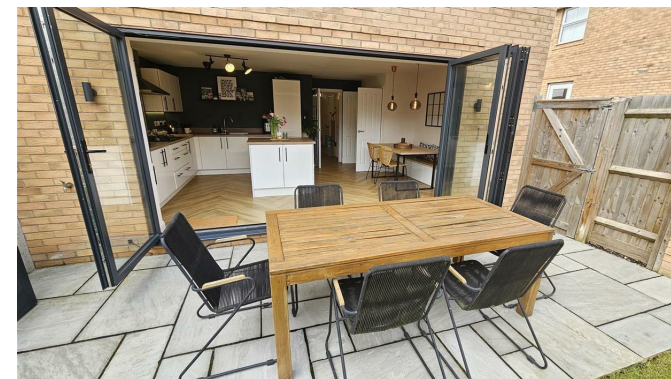
18'6 x 14'0 (5.64m x 4.27m)

with wood effect surfaces to two sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Five ring gas hob with extractor hood over and double electric oven to the side. Deep pan drawers. Integrated fridge, freezer and dishwasher.





Stainless steel sink unit with swanhead mixer tap. Feature lighting over the dining area. Wood-effect and herringbone flooring. Bi-fold doors onto the extended patio area. Breakfast bar island area.





LANDING

with an airing cupboard, a central heating radiator and a double glazed window.

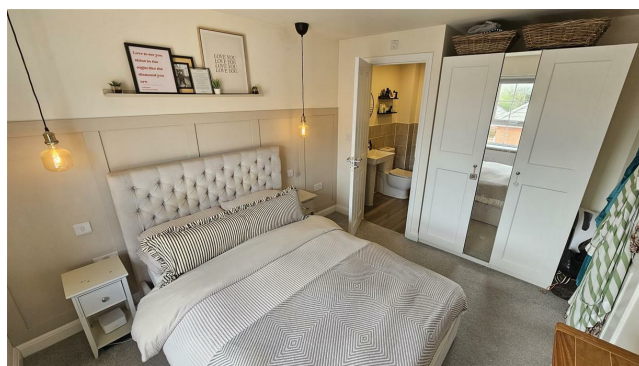
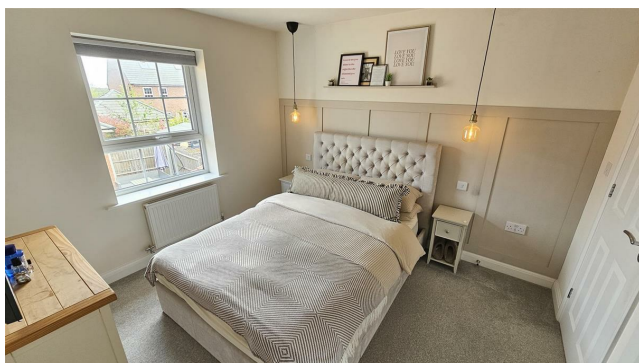
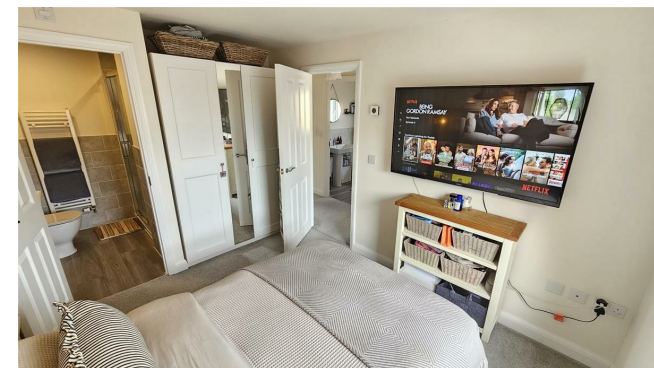
BEDROOM 1

12'6 x 9'2 (3.81m x 2.79m)

with a double glazed window overlooking the rear and a central heating radiator. Built-in and mirror fronted sliding door wardrobe.

EN-SUITE SHOWER ROOM

Double glazed window to side elevation, low level flush W.C., wash hand basin, a double shower cubicle and a towel radiator.



BINGHAM'S COMMUNITY ESTATE AGENT

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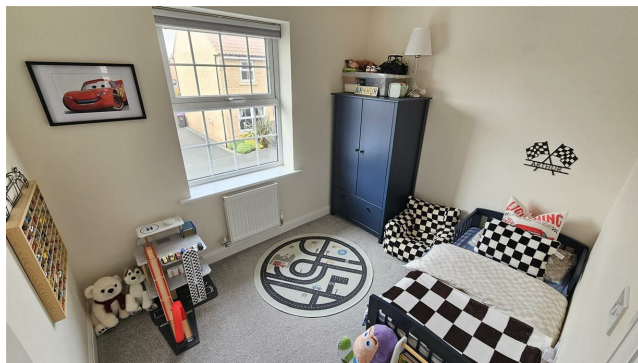


BEDROOM 2

11'9 x 9'2 (3.58m x 2.79m)
with a double glazed window overlooking
the front and a central heating radiator.

BEDROOM 3

9'0 x 7'0 (2.74m x 2.13m)
with a double glazed window overlooking
the front and a central heating radiator.





BATHROOM

with a three piece suite comprising a panelled bath with shower over and a screen, low flush W.C, wash hand basin. Double glazed window to the side elevation and central heating radiator.

BEDROOM 4

9'0 x 6'9 (2.74m x 2.06m) with a double glazed window overlooking the rear and a central heating radiator.

OUTSIDE - FRONT

To the side of the property is a driveway leading to the GARAGE and providing off street parking for two vehicles and gated access to the rear garden.





OUTSIDE - REAR

To the rear is a landscaped and fully enclosed garden with a feature extended patio area which is perfect for those who enjoy private al fresco dining during those balmy summer months with friends and family with and a further sitting and suntrap area at the head of the garden. There is a garden shed to the rear of the garage and, sensibly, an outside tap has been fitted.







Steve Pritchett

Please contact us for a FREE discussion on our services

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Please call **Denise Campbell** on **01949 87 86 90**





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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!