



**Hammond**  
Property Services

**FOR SALE**

**01949 87 86 85**

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

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NG13 8AR

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**45 DUNSMORE AVENUE, BINGHAM, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 7AB**

**£449,950**

# 45 DUNSMORE AVENUE, BINGHAM, NOTTINGHAMSHIRE NG13 7AB

A fabulous detached family home completed recently by Barratt Homes to their Alfreton Design with 1485 sq.ft (138 sq.m) of space and an enviable position with plenty of privacy to the landscaped rear garden. Since buying the property, the current owners have added many upgrades including new light fittings, a 5 ring gas hob, electric oven and sink unit.

With a spacious lounge, the open plan living / dining kitchen that everyone is looking for, a separate dining room and the ideal home office / play room, a utility room and a downstairs cloakroom, whilst to the first floor in the main bedroom with en-suite shower room, three further double bedrooms, all served by the family bathroom.

The rear garden is fully enclosed and has been landscaped with easy maintenance in mind and plenty of al fresco dining space from the extended patio area, with off street parking spaces for two vehicles to the side and a GARAGE in which an EV Charging Socket has been fitted.

The property overlooks a wooded area / green space to the front providing a relaxing environment and haven.

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! For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place with its extensive range of shops.

There is a Service Charge of £112.91 per annum towards the maintenance of the Communal & Green Areas (1st July 2024 to 30th June 2025).



**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 and this particular property will be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

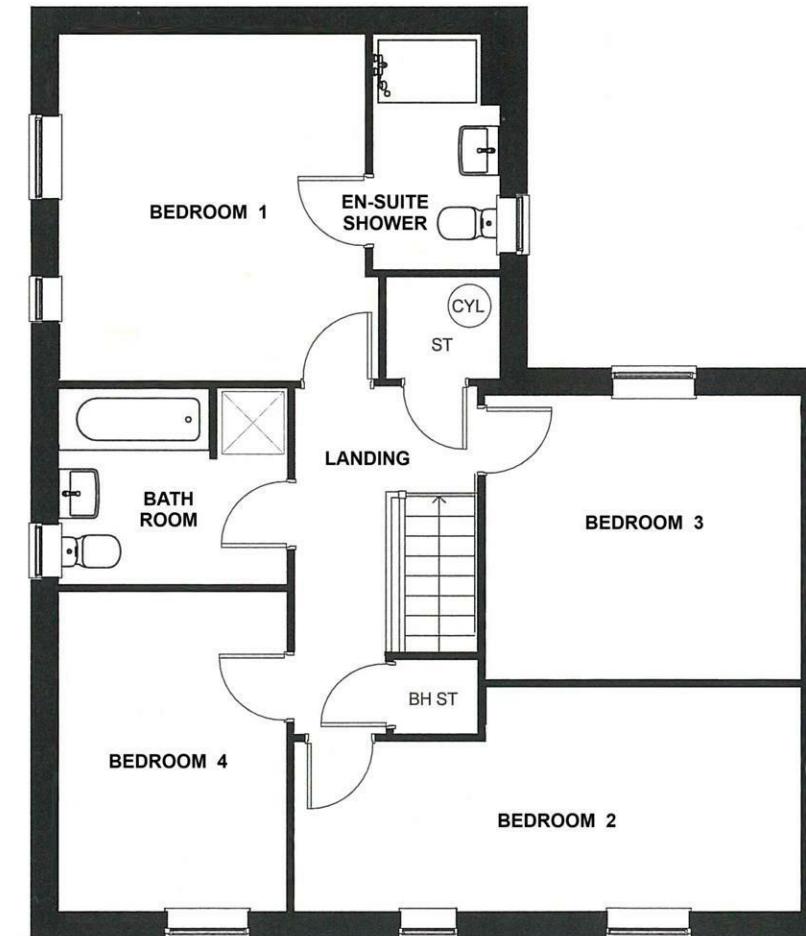
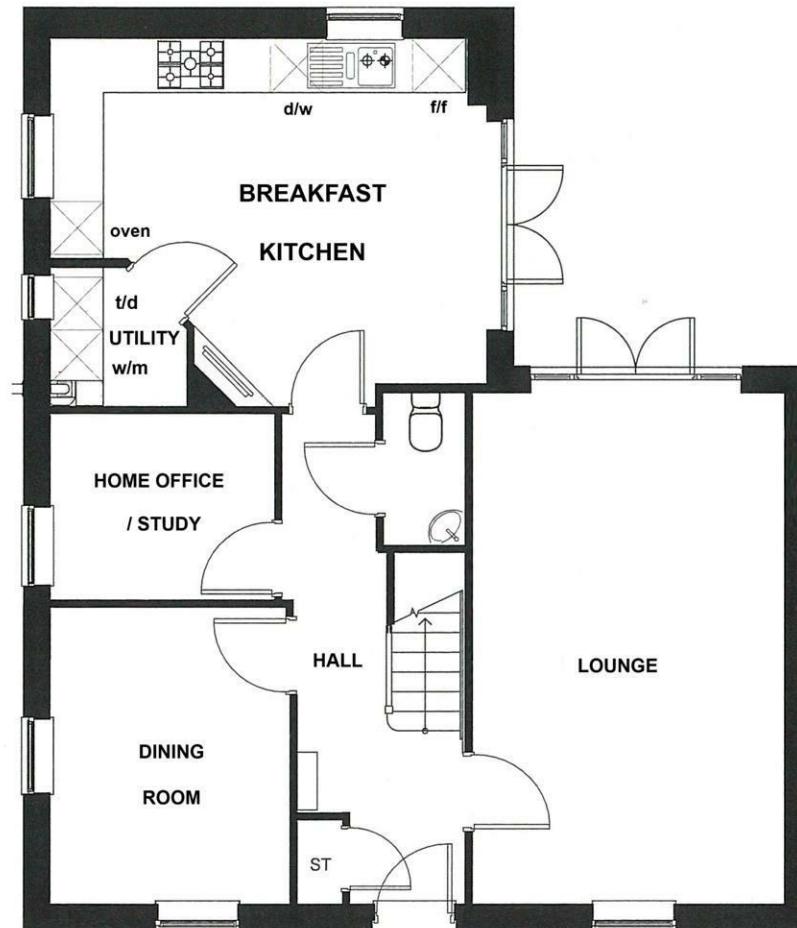
**PLEASE NOTE -** The N.H.B.C. Cover began on the 30th May 2024 and is valid for 10 years.

Council Tax Band

**F**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# 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](mailto:sponsorship@hammondpropertyservices.com)

## 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

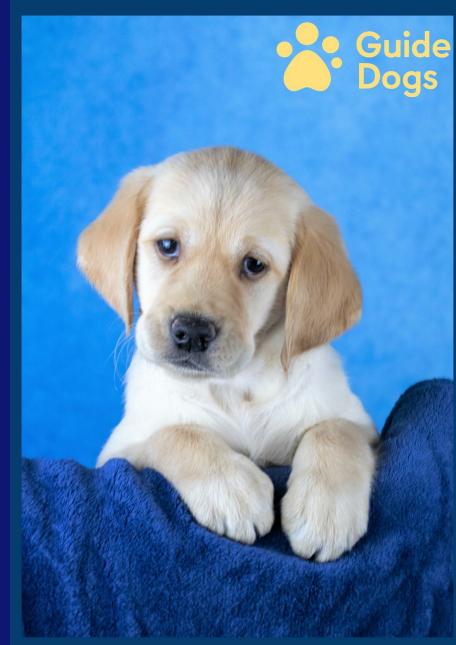


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

## 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.



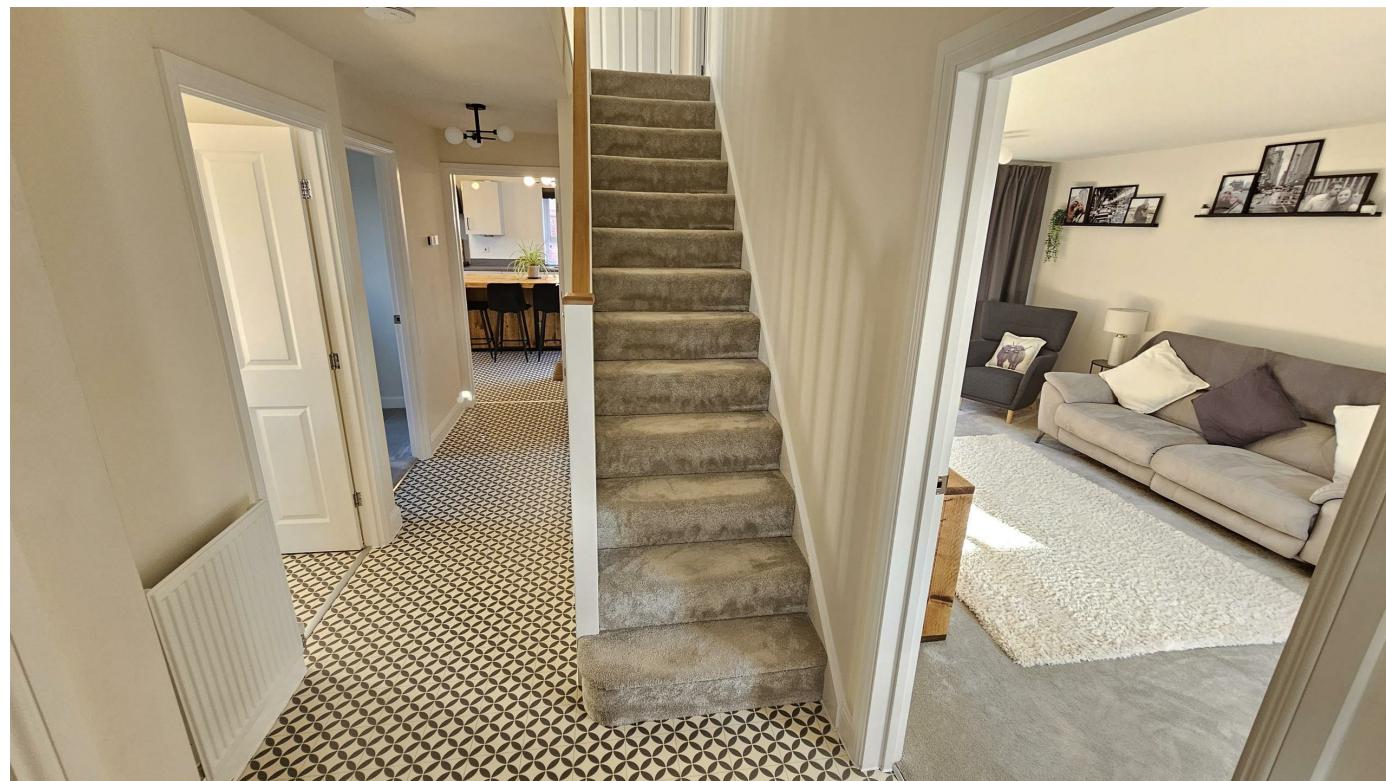


Double glazed and composite entrance door into the

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

19'0 x 11'6 (5.79m x 3.51m)  
with a central heating radiator and a double glazed window overlooking the front. Double glazed double doors lead out onto the extended patio area of the rear garden.





#### **BREAKFAST KITCHEN**

16'3 x 13'6 (4.95m x 4.11m)

with Electrolux oven, Caple 5 ring gas hob with Cookology extractor fan over, work surfaces, drawers and cupboards under. Wall mounted cupboard units with under lighting. Deep pan drawers. Integrated dishwasher. New sink unit with swanhead mixer tap and drainer. Recessed spotlights. Central heating radiator. Double glazed double doors to the extended patio area of the rear garden.

#### **UTILITY ROOM**

5'3 x 5'0 (1.60m x 1.52m)

with a matching work surface with cupboards under. Wall mounted cupboard housing the gas fired boiler. Central heating radiator and a double glazed window. Plumbing for a washing machine.



**HOME OFFICE / STUDY**

8'6 x 7'0 (2.59m x 2.13m)  
with a central heating radiator and a double glazed window overlooking the side.

**DINING ROOM**

11'0 x 9'0 (3.35m x 2.74m)  
with a central heating radiator and a double glazed window overlooking the side and front.

**DOWNSTAIRS CLOAKROOM / W.C.**

with a low level flush W.C, wash hand basin, a central heating radiator.





#### **FIRST FLOOR LANDING**

with a central heating radiator.

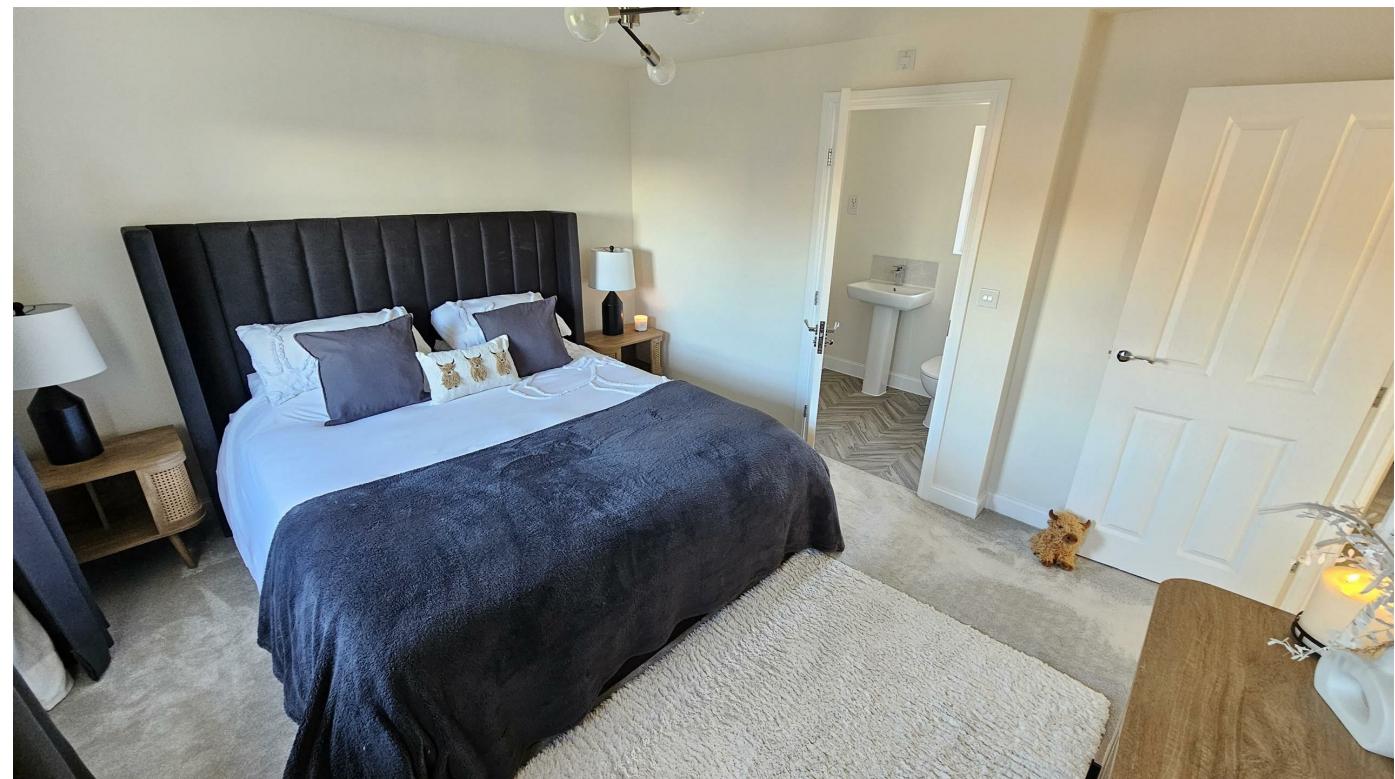
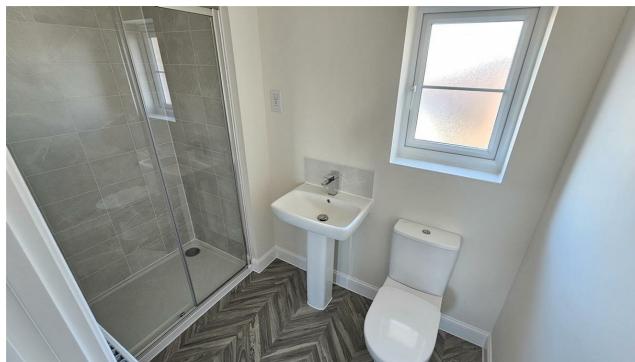
#### **BEDROOM 1**

12'8 x 12'8 (3.86m x 3.86m)

with a central heating radiator and a double glazed window overlooking the side.

#### **EN-SUITE SHOWER ROOM**

with a walk-in double shower enclosure, a pedestal wash basin and low flush W.C. Double glazed window, complementary tiling, central heating radiator and recessed down lighting. Double glazed window.



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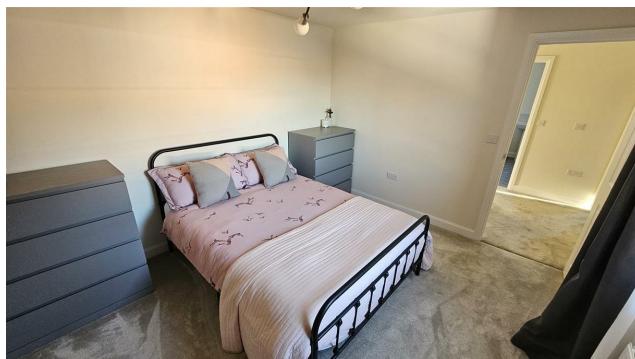


### **BEDROOM 3**

11'6 x 10'4 (3.51m x 3.15m)  
with a central heating radiator and a double glazed window overlooking the back.

### **FAMILY BATH & SHOWER ROOM**

A tiled white suite comprising panelled bath with mixer tap, pedestal wash basin and a low flush W.C. A shower enclosure. Central heating radiator. Recessed lighting.





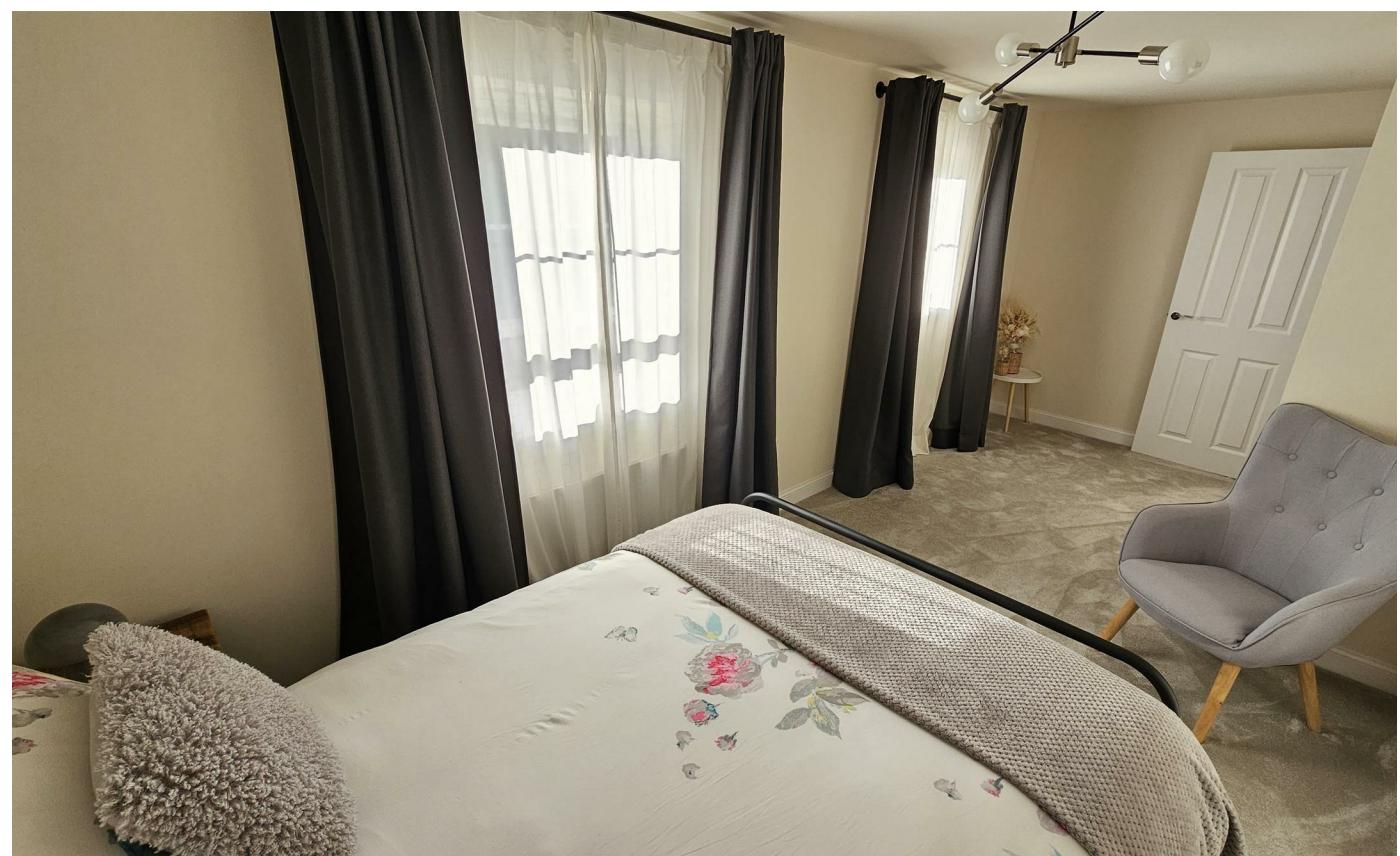
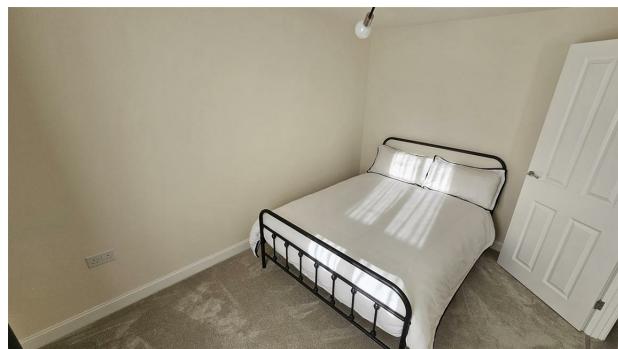
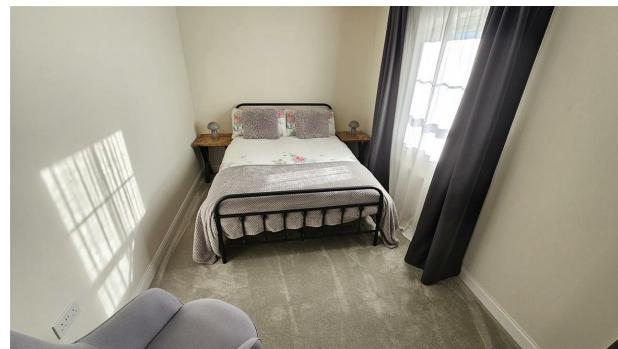
**BEDROOM 2**

18'6 x 8'2 (5.64m x 2.49m)  
with a central heating radiator and two double glazed windows overlooking the front.



**BEDROOM 4**

11'8 x 8'6 (3.56m x 2.59m)  
with a central heating radiator and a double glazed window overlooking the front.





#### **OUTSIDE - FRONT**

To the front is an open plan and heavily planted area of garden, with an adjacent driveway providing ample car standing spaces for two vehicles and allowing access to the GARAGE in which an EV Charging Socket has been fitted. There are only two properties that have access to the front driveway.





#### OUTSIDE - REAR

To the rear is an easy to maintain and fully enclosed lawned garden which enjoys not being heavily overlooked and is very much landscaped to create an enviable place to enjoy al fresco dining during those balmy summer evenings with the extended patio area.

