



Hammond
Property Services

FOR SALE

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

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**22 BURROWS DRIVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AT**

£400,000

A detached family home completed by Taylor Wimpey to their very popular 1,368 sq ft. (127.07 sq m.) Manford design in 2022 - a very well-equipped and popular design due to the Home Office / Playroom on the ground floor and with numerous additions that are not as standard.

With two reception rooms, a large dining kitchen overlooking the rear garden, a utility room / downstairs cloakroom... everything a young family needs and for those who have enjoyed a change in working environment or need dedicated play space. To the first floor is the main bedroom with en-suite shower room and three further bedrooms serviced by the family bathroom which has a bath with shower over. The landscaped rear garden is fully enclosed and the extended patio area is ideal for those who enjoy al fresco dining with family and friends during those balmy summer evenings.

Positioned on the very edge of this popular development on a prime corner plot, the driveway allows room for off street parking for 2 vehicles and leads to the garage.

Please note that a service charge is payable half yearly in advance, which contributes to the maintenance of the communal areas and services. For more information please contact the office.

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. 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!

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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 second left, before the Traffic Island, into Burrows Drive and this property is located on the right hand side; clearly denoted by the Hammond Property Services For Sale board.

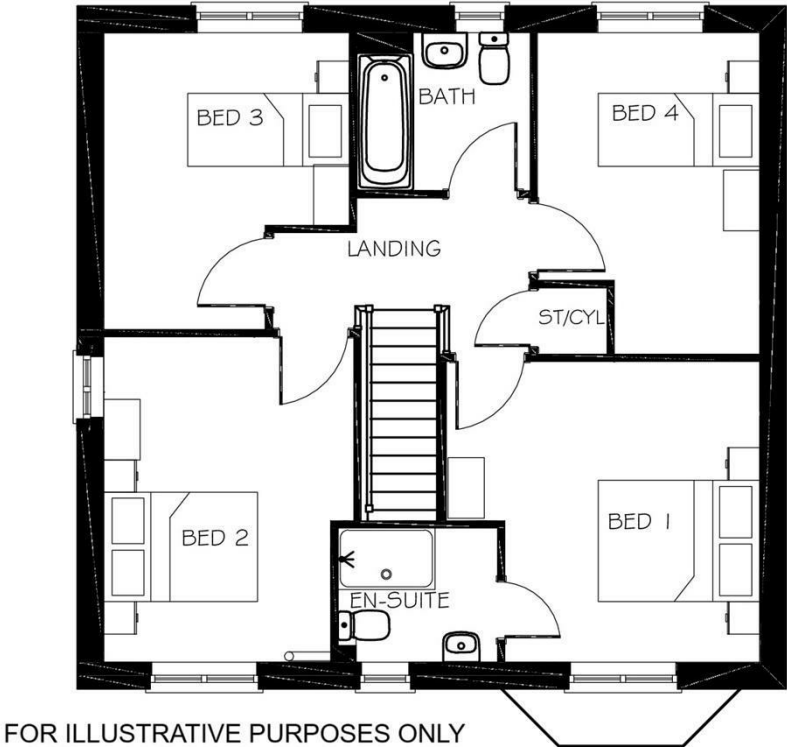
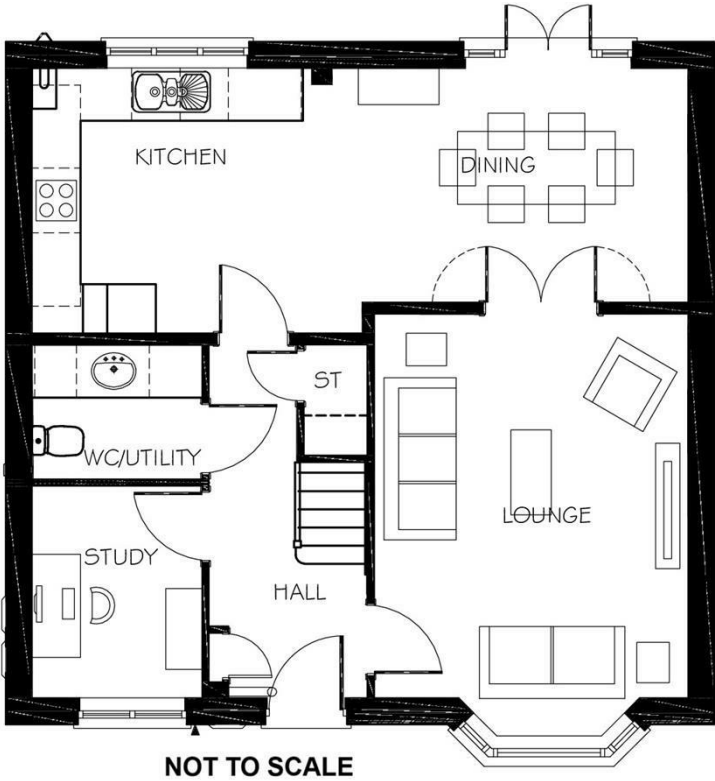
For Sat Nav use Post Code: NG13 7AT

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



The position of the property allows easy access to the adjoining communal grassed & maintained areas that are planted with wild flowers and is looked after as part of a Maintenance Plan that is managed by an Annual Service Charge of £173.42 which covers the cleaning and maintenance of the beautifully maintained and landscaped areas of all of the communal grounds.

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

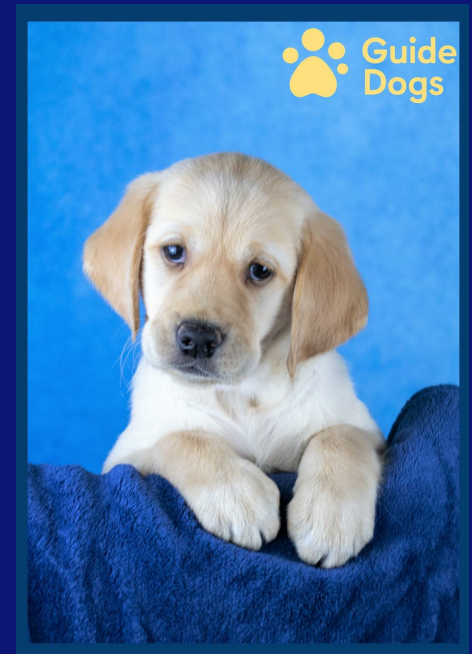
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

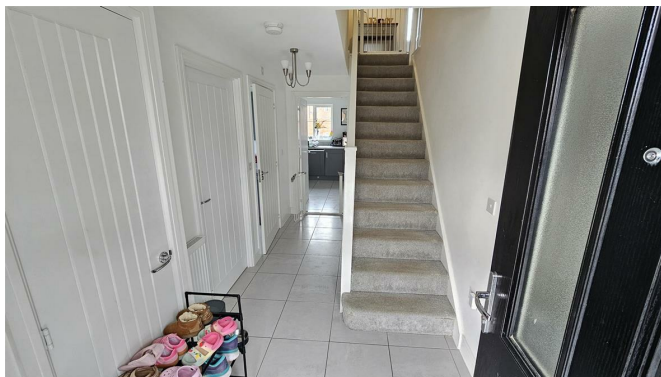
1st January 2026

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.





A home of many upgrades already in place for you... landscaped gardens, tiled floorings, additional storage shed and cupboards, fitted wardrobes and an extended patio area which is ideal for those who enjoy al fresco dining with family and friends during those balmy summer evenings.

Entrance door leads through to the

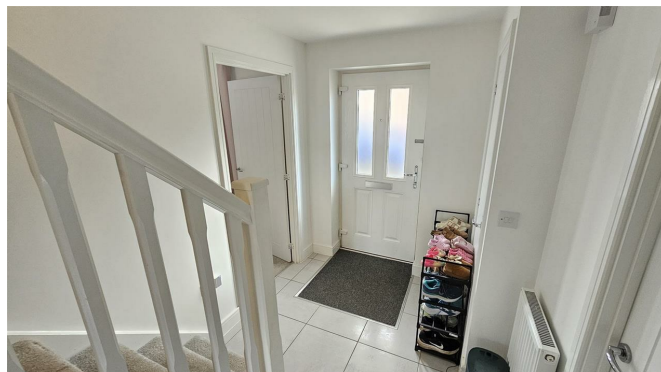
RECEPTION HALLWAY

with tiled flooring, a central heating radiator and stairs rising to the first floor landing.

LOUNGE

15'6 x 12'9 (4.72m x 3.89m)

with a double glazed window to front elevation, a central heating radiator and a feature half-panelled wall. Double doors opening into the





OPEN PLAN KITCHEN / DINING AREA

26'6 x 9'6 (8.08m x 2.90m)

DINING AREA

with double glazed French doors leading to the extended patio area of the rear garden, a continuation of the tiled flooring and a central heating radiator.





KITCHEN AREA

with marble-effect work 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 separate Zanussi double electric ovens. Integrated fridge and freezer. Integrated dishwasher. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Perimeter lighting. Central heating radiator. Tiled flooring.

DOWNSTAIRS CLOAKROOM & UTILITY

Low level flush W.C, wash hand basin set within marble-effect worktop and an obscure double glazed window to the side elevation and tiled flooring. Useful additional wall-mounted storage cupboards. With further base units.



HOME OFFICE / SNUG

8'7 x 7'0 (2.62m x 2.13m)

Double glazed windows to the front and side elevations and a central heating radiator.





LANDING

From the hallway, stairs rise to the first floor landing.

BEDROOM ONE

12'9 x 12'2 (3.89m x 3.71m)
with a central heating radiator and a double glazed window overlooking the front. Fitted wardrobes with mirrored fronts and sliding doors.

EN-SUITE SHOWER ROOM

Double glazed window to the front elevation, low level flush W.C., pedestal wash hand basin, a double shower enclosure and a towel radiator.





BEDROOM TWO

13'2 x 10'2 (4.01m x 3.10m)
with a central heating radiator and a double glazed window overlooking the front and one to the side. Fitted wardrobes with sliding doors.

BEDROOM THREE

12'0 x 10'0 (3.66m x 3.05m)
with a central heating radiator and a double glazed window overlooking the rear. Wardrobe recess.





BEDROOM FOUR

13'0 x 9'0 (3.96m x 2.74m)

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

FAMILY BATHROOM

A fabulous room with a three piece suite comprising a panelled bath with shower over and screen, a low flush W.C, pedestal wash hand basin. Double glazed window to the rear elevation and a chrome central heating towel radiator.

OUTSIDE - FRONT

To the side of the property is long driveway providing off street parking for two vehicles and leading to the DETACHED GARAGE with gated access to the rear garden. Artificial grass to the front ensures an easy to maintain area for the busy family!





OUTSIDE - REAR

To the rear is a further landscaped, fully enclosed and lawned garden with a feature extended patio area - this is perfect for those who enjoy private al fresco dining during those balmy summer months – with an further area of raised planters at the head of the garden. To the rear of the garage is an area of hard-standing which is occupied by a very useful garden shed.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
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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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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!