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Property Services

FOR SALE

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NG13 8AR

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13 BATTLE CLOSE, NEWTON, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8ZW

£400,000

13 BATTLE CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8ZW

An immaculately presented contemporary detached home, originally constructed by Bellway Homes to their very popular Spinney House Design, with the bonus of the best position and setting of similar properties due to the open outlook to the side and rear and with fabulous privacy to the landscaped rear garden. Offering an attractive double fronted facade behind which lies a contemporary and beautifully priced to secure a speedy sale to enable on onward purchase. You can easily walk in, put your furniture down and... do nothing!

The property comprises an initial entrance hall with a cloakroom, a main sitting room with windows to the front and double doors to the dining area of the landscaped rear garden, a very well proportioned family kitchen benefitting from glazing to three sides, as well as a generous range of modern units and integrated appliances; useful utility room off the kitchen with access to the side. To the first floor there are four double bedrooms, the master and the second bedroom both benefitting from en-suite facilities, and there is a separate family bathroom.

The property has neutral decoration throughout and benefits from UPVC double glazing and gas central heating, occupying a private corner plot position with driveway and DOUBLE GARAGE to the front with enclosed landscaped garden to the rear - to which there is much more privacy than you would expect for a property on a modern development - perfect for those sun worshippers among us.

The property is likely to appeal to a wide audience including professional couples, young families or even those downsizing from considerably larger dwellings looking for an efficient low maintenance home in this popular and green setting.

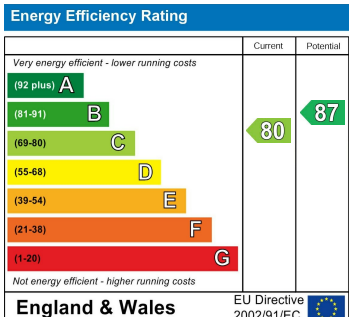


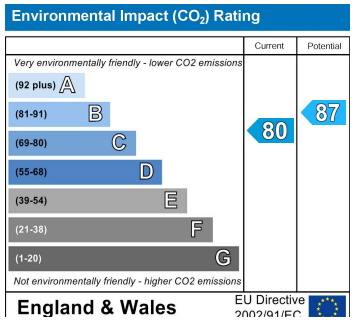


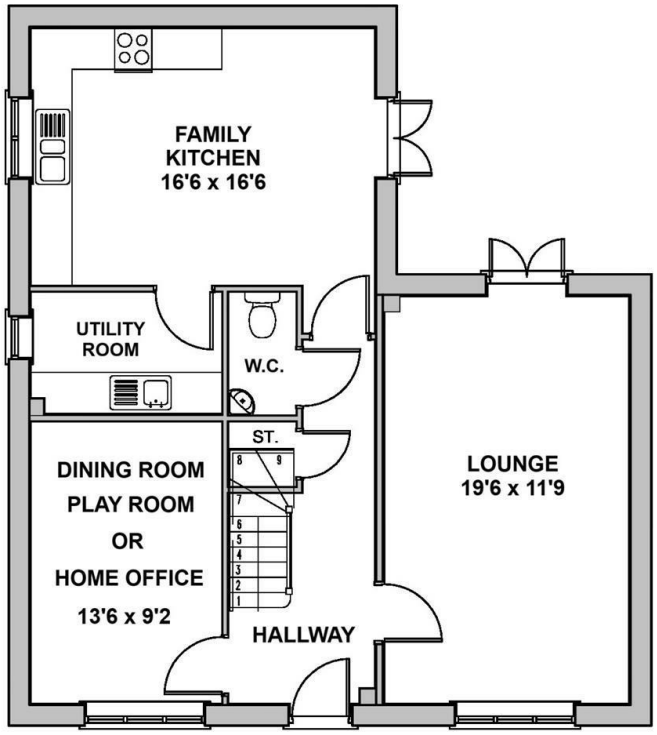
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until entering the Newton Park Development. Bear left and then second left into Battle Close and follow the road around until Number 13 will be found tucked away in down a private driveway on the left hand side.

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

Council Tax Band **E**

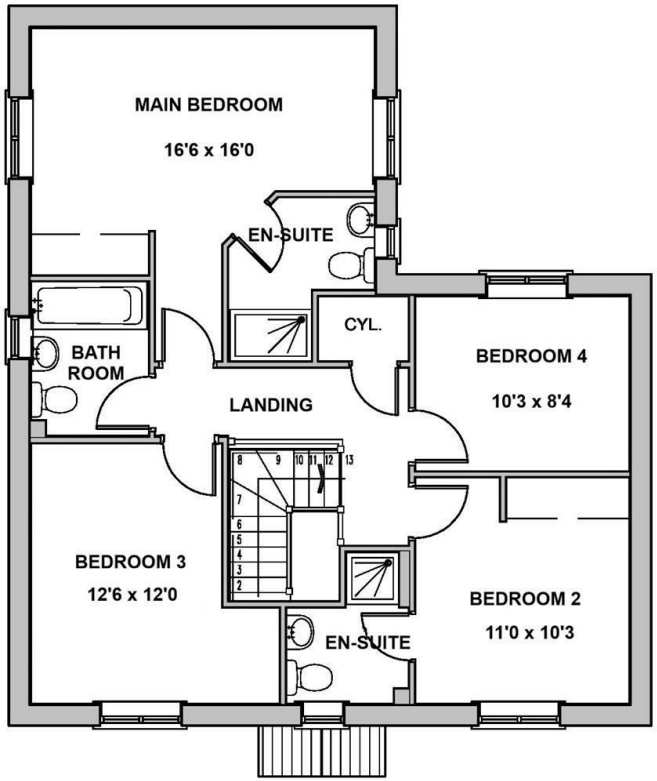






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Every Thursday, Bingham bustles with a traditional market around the beautiful Buttercross in the Market Place, where countrywomen once brought their baskets of cheese and butter to sell. Bingham also holds regular Farmers' markets selling fresh, regional, organic and traditional produce, while you will also find modern convenience stores for the 'big shop'.

The seamless blend of the old and the new can also be found in the range of restaurants and watering holes, with ancient inns offering real ales and fine fayre. Nottingham, with its city calibre shopping and dining, is only 10 miles away.

Please note that an estimated annual management fee of £299.54 will be payable for the maintenance and upkeep of the communal areas.

When it comes to health and fitness, the new Bingham Leisure Centre and Community Hub offers an excellent range of gym facilities including swimming pool, a multi-station gym, spin classes. East Bridgford Tennis Club holds coaching sessions and competitions while the Bingham Cricket Club fields Saturday and Sunday XIs.

The surrounding landscape is the place to explore on foot, cycle or horse - simply stroll along lanes and bridleways, across stiles and meadows, taking in views of the river – and the leisurely gliders from nearby Syerston airfield.

It is a setting that has seen iconic events in its role as RAF base and command headquarters, and now this historic location is home to the Newton Park Development; a collection of stunning two, four and five bedroom homes nestling in the tranquillity of the hamlet of Newton. In a highly sought-after location, the adjacent village of East Bridgford with its handsome landmark church of St Peter, offers amenities including a primary school. Two miles away, the market town of Bingham provides a good selection of shopping, as well as library and doctors' and dentist surgeries.

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 composite entrance door with double glazed lights into the

HALLWAY

with a central heating radiator, turning staircase to the first floor, tiled flooring and doors to the ground floor rooms.

FAMILY BREAKFAST KITCHEN

16'6 x 16'6 (5.03m x 5.03m)

A light and airy open plan family kitchen benefitting from three glazed walls. and tiled flooring, central heating radiator, TV point. Fitted with a generous range of contemporary wall, base and drawer units, a light work surfaces and splashbacks, one and a third bowl sink and drainer unit, integrated appliances include 5 ring gas hob with tiled splashback and chimney hood over, double electric oven, integrated dishwasher, fridge and low level freezer, and UPVC double glazed windows overlooking the side and rear garden and double glazed double doors leading onto the dining area of the rear garden.







UTILITY ROOM
with fitted wall and base units complementing the kitchen, rolled edge laminate work surface with inset stainless steel one and a third bowl sink and drainer unit with chrome mixer tap, wall mounted gas central heating boiler, continuation of the tiled flooring. Double glazed window and central heating radiator.



DINING ROOM / HOME OFFICE / PLAYROOM
13'6 x 9'2 (4.11m x 2.79m)
with a central heating radiator and a double glazed window to the front.

CLOAKROOM
with a two piece white suite comprising a low flush W.C., pedestal wash hand basin with chrome mixer tap, pop up waste and tiled splashback, central heating radiator and an extractor fan. Wood effect flooring.









LOUNGE
19'6 x 11'9 (5.94m x 3.58m)
A well proportioned main reception benefitting from a dual aspect with window to the front and double doors leading onto the rear garden. Two central heating radiators.

Returning to the entrance hall a turning staircase rises to the first floor:

LANDING
with a central heating radiator, access to loft space, built in airing cupboard housing the pressurised hot water system, doors to:











BEDROOM 1
16'6 x 16'0 (5.03m x 4.88m)
central heating radiator and two sets of UPVC double glazed windows with views of the well-maintained grounds. Built-in and mirror fronted sliding door wardrobes. Panelling behind the bed.



EN-SUITE SHOWER ROOM
with a three piece white suite comprising double width shower enclosure with sliding glass screen, chrome wall mounted thermostatic shower mixer with independent handset over, low flush W.C., wash hand basin with chrome mixer tap, pop up waste and cupboard under, tiled splashbacks, central heating radiator and UPVC double glazed window.









BEDROOM 2
11'0 x 10'3 (3.35m x 3.12m)
with a central heating radiator and UPVC double glazed window overlooking the front. Fitted wardrobes with mirror fronted sliding doors.



EN-SUITE SHOWER ROOM
with a three piece white suite comprising a shower enclosure, chrome wall mounted thermostatic shower mixer with independent handset over, low flush W.C., pedestal wash hand basin with chrome mixer tap and pop up waste, tiled splashbacks, central heating radiator and UPVC double glazed window.

BEDROOM 4
10'3 x 8'4 (3.12m x 2.54m)
with a central heating radiator and UPVC double glazed window overlooking the front.









BEDROOM 3
12'6 x 12'0 (3.81m x 3.66m)
with a central heating radiator and UPVC double glazed window overlooking the front. Wardrobes recess.

FAMILY BATHROOM
with a three piece white suite comprising a W.C., wash hand basin with chrome mixer tap and pop up waste, a panelled bath with chrome mixer tap and wall mounted thermostatic shower mixer with independent handset over, central heating radiator and extractor fan, UPVC double glazed window.











OUTSIDE - FRONT

The property occupies a pleasant and private plot nicely tucked away from the road with established borders and to the front of the property a driveway provides off road car standing for two vehicles and leads to the brick and tiled DOUBLE GARAGE with up and over door and courtesy door to the side.









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OUTSIDE - REAR

A timber courtesy gate at the side gives access into the fully enclosed rear garden which, for this style of property, offers a fantastic degree of privacy when compared to others currently on the market, fully enclosed by fencing and having a large area of artificial lawn, and probably the best purpose-built area for al fresco entertaining with friends and family and from which to enjoy the the afternoon and evening sunshine. Sensibly, a soft play area has also been incorporated for peace of mind.

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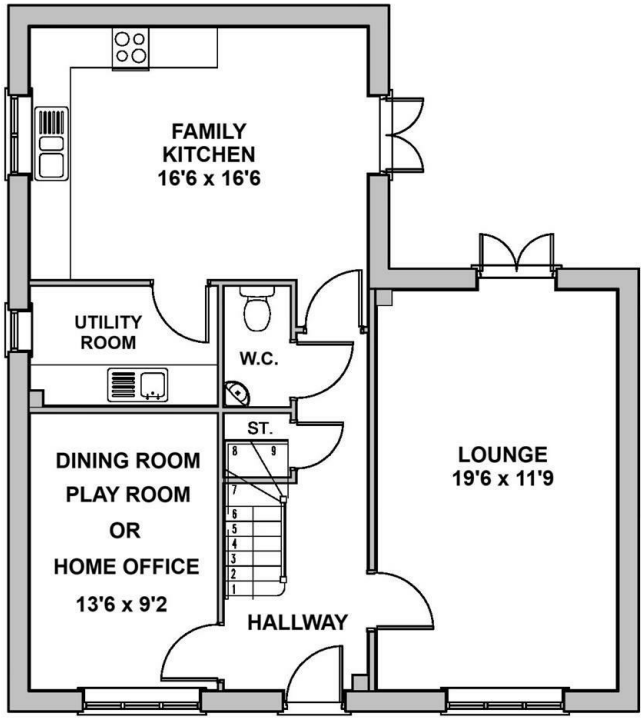
To arrange a viewing of this property, please contact our office on

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!

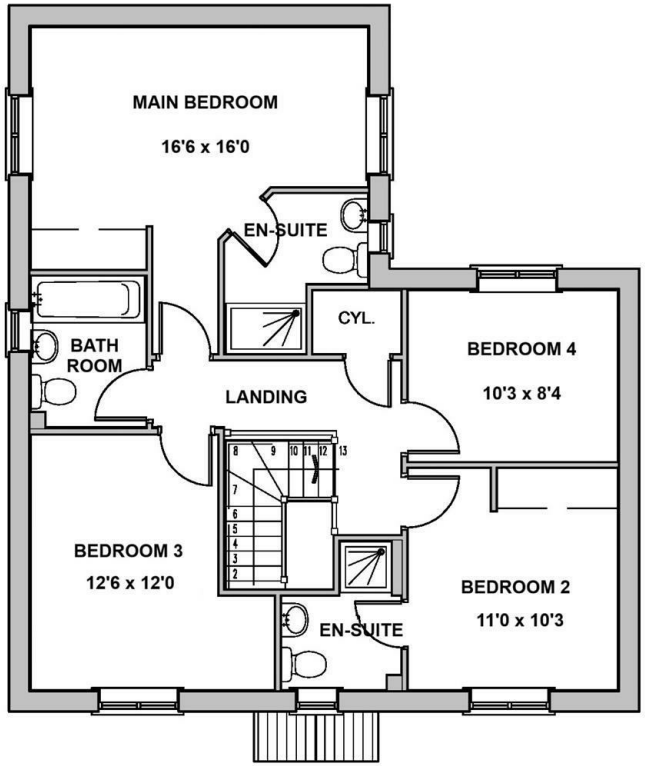






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Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

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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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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!