Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

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

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





33 LANGDALE GROVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8SR

£160,000

33 LANGDALE GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 8SR

IDEAL FOR INVESTORS AND FIRST TIME BUYERS - and the property is being sold with the added benefit of NO CHAIN.

Perfectly positioned with an open outlook onto blossoming trees and greenery which provide both the colour and texture of a more rural scene! 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.

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.

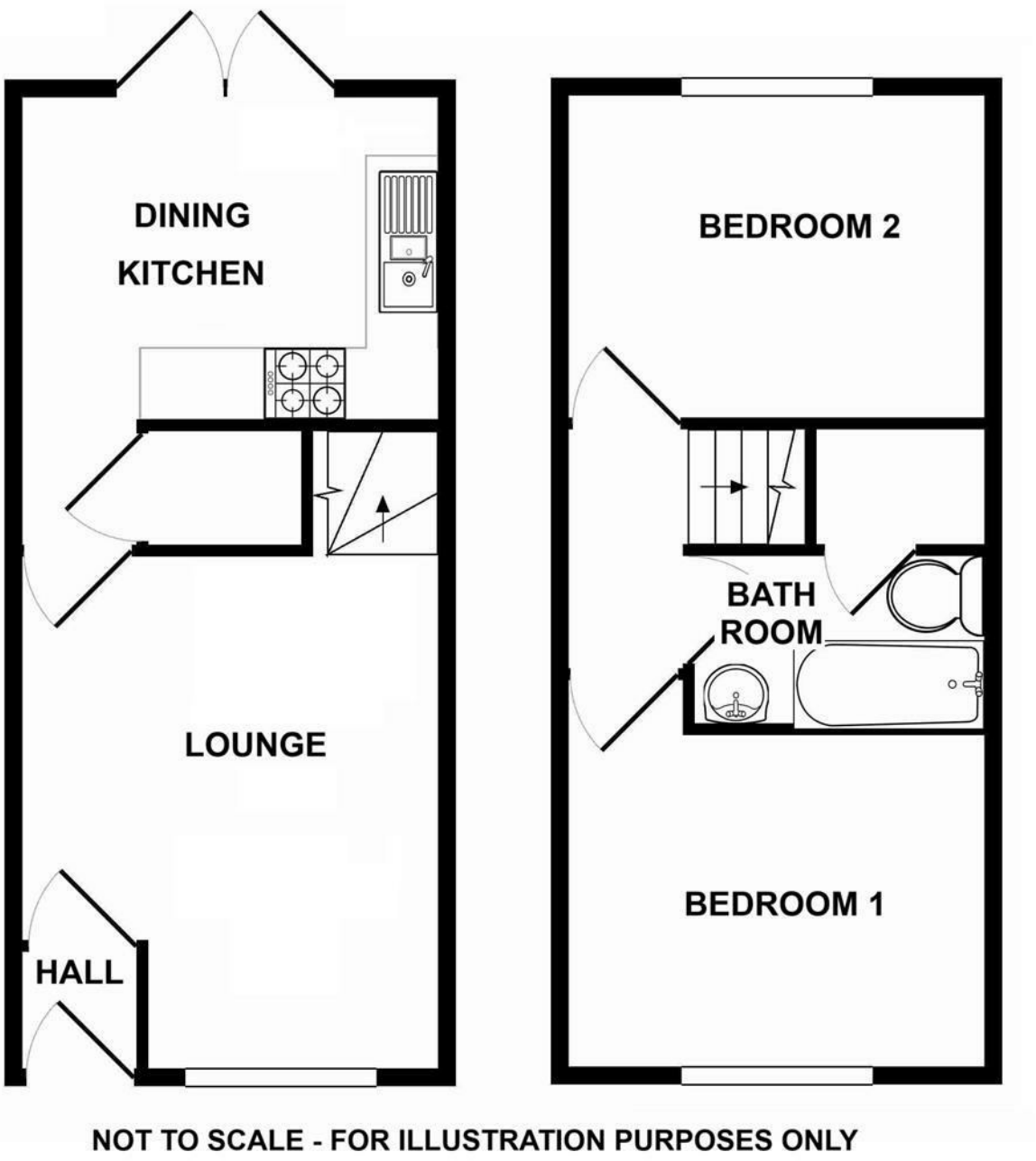
For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

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.

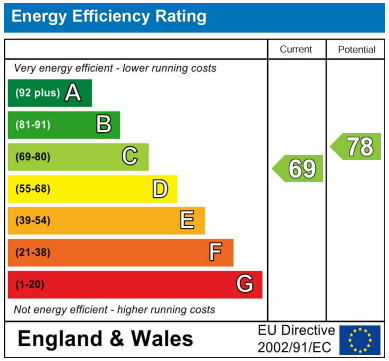
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

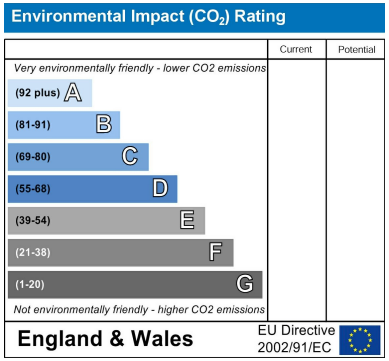






NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY





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. Pass the turning on the right into Thoresby Road. Turn next right into Balmoral Road. Turn left at the T junction into Wychwood Road then left again into Langdale Grove. This particular property will then be found on the left hand side, clearly denoted by the Hammond Property Services For Sale sign. Access to the front door is via the pathway or to the rear garden from the communal driveway at the rear of the properties.

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

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.





UPVC entrance door through to

LOBBY
Cupboard housing the gas meter and a door into the

LOUNGE
15'4 x 11'8 (4.67m x 3.56m)
with stairs to the first floor. A central heating radiator and a double glazed window overlooking the front. Feature fireplace.







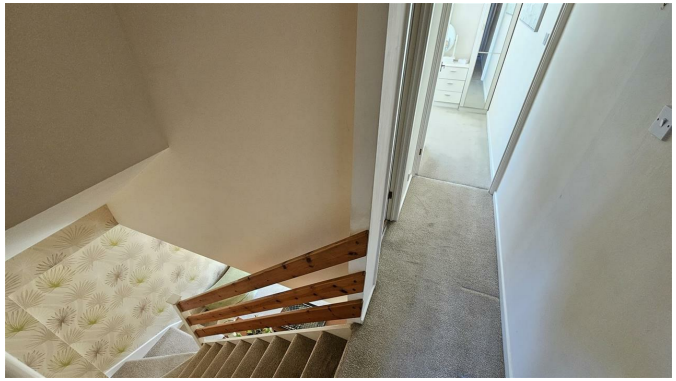




DINING KITCHEN

11'6 x 10'0 (3.51m x 3.05m)

with L shaped work surface with drawers and cupboards under. Wall mounted cupboard units. Single drainer sink unit. Double glazed door leading onto the patio area of the rear garden. Gas fired boiler serving the domestic hot water supply and central heating system. Central heating radiator. Electric cooker. plumbing for a washing machine or dishwasher.











LANDING
with access to the loft space.

BEDROOM 1
11'6 x 9'3 (3.51m x 2.82m)
with a central heating radiator and a double glazed window overlooking the front.

BATHROOM
with suite comprising panelled bath with mixer-tap shower fitting over. Pedestal wash basin and low flush W.C. Deep airing cupboard and a central heating radiator.











BEDROOM 2
11'8 x 9'2 (3.56m x 2.79m)
with a central heating radiator and a double glazed window overlooking the rear garden.

OUTSIDE - REAR
To the rear is a fully enclosed and sunny garden with a small patio area and lawn. Stocked well with shrub borders, whilst the driveway can be accessed from the rear... just off Langdale Grove.











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OUTSIDE - FRONT

To the front of the property is an open plan gravelled garden with a pathway leading to the front door. The property is located within a run of similar properties and is within a short pathway walk to Nottingham Road and the bus stop.











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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!









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:
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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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
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to arrange a suitable time for us to call out and to discuss what we do and how we do it!