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11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**85 HALLAM DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAM,  
NOTTINGHAMSHIRE NG12 1DX**

**OFFERS IN EXCESS OF £325,000**

## 85 HALLAM DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 1DX

Built to the very popular Lea house style by William Davis Homes on the Prince's Close Development and completed in 2022, this home is perfect for those who have enjoyed a change in working pattern and require a Home Office with the perfect 'pod' within the garden with power, light and telephone point. For a play area, the conversion of part of the garage should put this to the top of your viewing list... power, light and sound insulation! Ideal for the little ones...

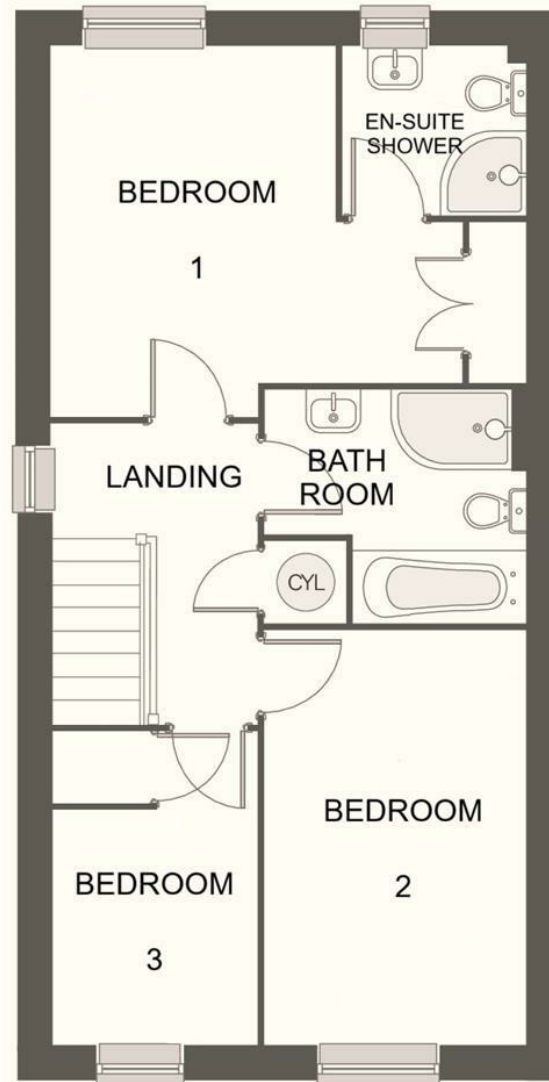
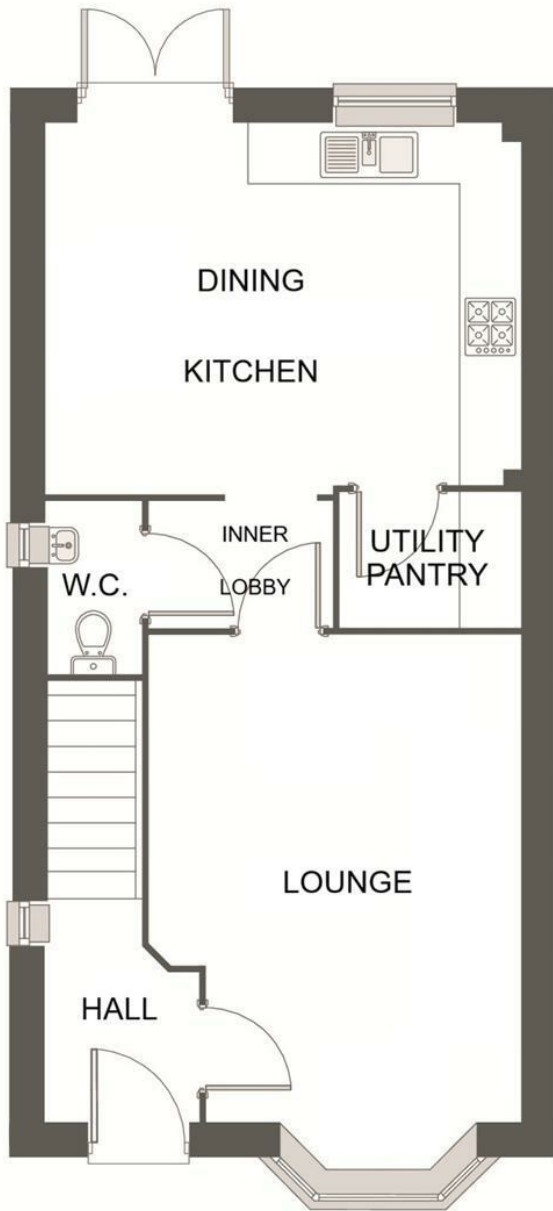
The property is being offered with the benefit of \*\*\* NO CHAIN \*\*\* to enable a speedy purchase for the right buyer.

There is a lounge to the front, a ground floor cloakroom / W.C., a spacious dining kitchen with pantry to the side. To the first floor, the main bedroom enjoys en-suite shower room facilities, two further bedrooms and a family bathroom. The rear garden is very private and is perfect for those who enjoy al fresco dining during those balmy summer evenings; with plenty of space for outdoor seating.

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham City. It has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Plenty of easy access to the A52, A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes. The closest Bus Stop into Nottingham is 800 yards away.

The neighbouring Market Town of Bingham enjoys a range of supermarkets and independent shops, eateries, coffee houses, public houses, a market held every Thursday, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **D**

Move with Us, as the appointed selling agent, is required to conduct ID/Anti-Money Laundering and source-of-funds checks for the properties that they sell. From 1st January 2026, there will be a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

We are asked to advise all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

A Development Charge is payable for the maintenance and insurance of the Development which we understand to be around £200 per annum.

# 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 January 2026

AGENT DISCLAIMER;  
Hammond Property Services Ltd. and their employees

1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hammond Property Services Ltd. have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

## PURCHASER INFORMATION

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Hammond Property Services Ltd. require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Hammond Property Services Ltd. removing a property from the market and instructing the Solicitors for your purchase.



Double glazed entrance door into the

**HALLWAY**

Stairs to the first floor, central heating radiator. Wood effect flooring.

**LOUNGE**

16'0 x 12'3 (4.88m x 3.73m)

Two central heating radiators. Double glazed window to the front elevation.

**CLOAKROOM**

with white two piece suite comprising low flush W.C. and wash hand basin. Double glazed window. Central heating radiator.





### **INNER LOBBY**

#### **DINING KITCHEN**

15'6 x 12'0 (4.72m x 3.66m)

with a contemporary range of anthracite coloured high gloss base and wall cabinets with contrasting white marble effect worktops and upstands, an inset composite 1.5 bowl sink with spray hose mixer tap and a range of integrated appliances including a Smeg dishwasher, oven, four burner gas hob with glass splashback and chimney extractor hood over as well as an integrated fridge freezer. There is tiled effect flooring throughout, spotlights to the ceiling, a central heating radiator, a Logic central heating boiler concealed within one of the kitchen cupboards, a uPVC double glazed window and French doors leading onto the rear garden and a door into the utility space.



#### **UTILITY SPACE / PANTRY**

A useful utility room fitted with a marble effect worktop with upstands providing space beneath for two appliances including plumbing for a washing machine. There is a wall mounted unit for storage plus tiled effect flooring, a central heating radiator and a wall mounted extractor fan.





### **LANDING**

with a double glazed window to the side. Airing cupboard.

### **BEDROOM 1**

13'6 x 12'0 (4.11m x 3.66m)

with a central heating radiator and a double glazed window to the rear. Built in double wardrobes.

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

with a modern suite by Roca including a half pedestal wash basin with mixer tap, a dual flush toilet and a quadrant style shower cubicle with glazed sliding doors and mains fed shower. There is tiling for splashbacks, a towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the rear aspect.





### **BEDROOM 2**

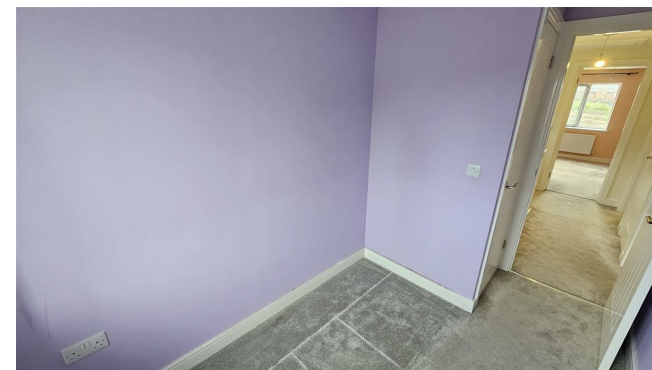
13'6 x 8'6 (4.11m x 2.59m)  
with a central heating radiator and a double glazed window to the front.

### **BEDROOM 3**

10'3 x 6'8 (3.12m x 2.03m)  
with a central heating radiator and a double glazed window to the front. Built-in cupboard over the stairs.

### **BATHROOM**

A four piece bathroom fitted with a modern suite by Roca including a half pedestal wash basin with mixer tap and tiled splashbacks, a dual flush toilet, a panel sided bath with mixer tap and a quadrant style shower cubicle with glazed shower screen and mains fed shower. There is tiling for splashbacks, a towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.



**BINGHAM'S COMMUNITY ESTATE AGENT**

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**OUTSIDE**

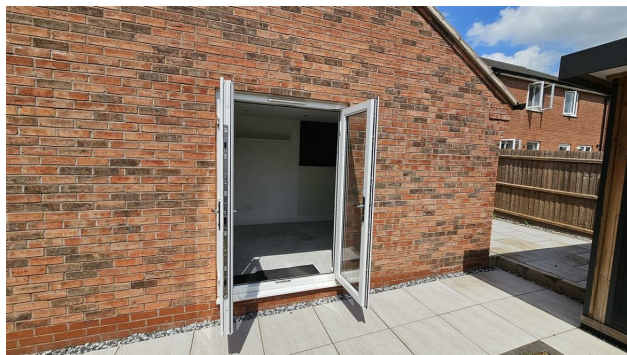
To the side of the property, a spacious driveway provides parking for three vehicles and features a wall-mounted EV charging point. Secure gated side access leads into a fully enclosed, beautifully landscaped rear garden. Designed for outdoor living, it boasts a generous paved patio area complete with an outside tap and external lighting.





### **GARAGE CONVERSION**

This versatile brick-built space has been cleverly divided. The front retains practical storage space accessed via a traditional up-and-over door. The rear has been transformed into a fully insulated, plastered, and decorated home office or studio. This comfortable room features fitted carpets, spotlights, plenty of power points, wall-mounted electric heaters, a rear-aspect uPVC double-glazed window, and uPVC double-glazed double doors opening directly onto the garden.





### **THE 'POD' OR HOME OFFICE?**

A superbly constructed timber cabin offering excellent additional flexibility. It comes fully equipped with power, lighting, and contemporary laminate flooring, flooded with natural light via a uPVC double-glazed side window and sliding patio doors to the front.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



**akerspritchett.com**

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



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