



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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Bingham
Nottinghamshire
NG13 8AR

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**6 PRIMROSE BANK, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8TU**

£419,950

If you are seeking a sensibly priced home of space, style and privacy... within this prestigious David Wilson development, for under £420,000, look no further than this one. It also has the open plan dining kitchen arrangement and the perfect south westerly facing rear garden that everyone is looking for! The creation of the perfect suntrap for al fresco dining during those summer months should put this to the top of your viewing list!

The position (a quiet cul de sac), the setting (very private rear garden) and the beautiful presentation throughout (walk in, put your furniture down, and do nothing) are the top of the list of requirements for many... and this one cannot be beaten in Bingham at this price range..

Gas centrally heated (contemporary radiators to the ground floor) & double glazing has been maintained and greatly upgraded by the present occupiers and the interior will suit not only growing young families but also professional couples who have a feeling of space high up on their 'must have' list! Within the garden with a 9'9 x 8'3 Garden Store/potential Home Office for those who have experience a change in working pattern - you could walk to work!

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.

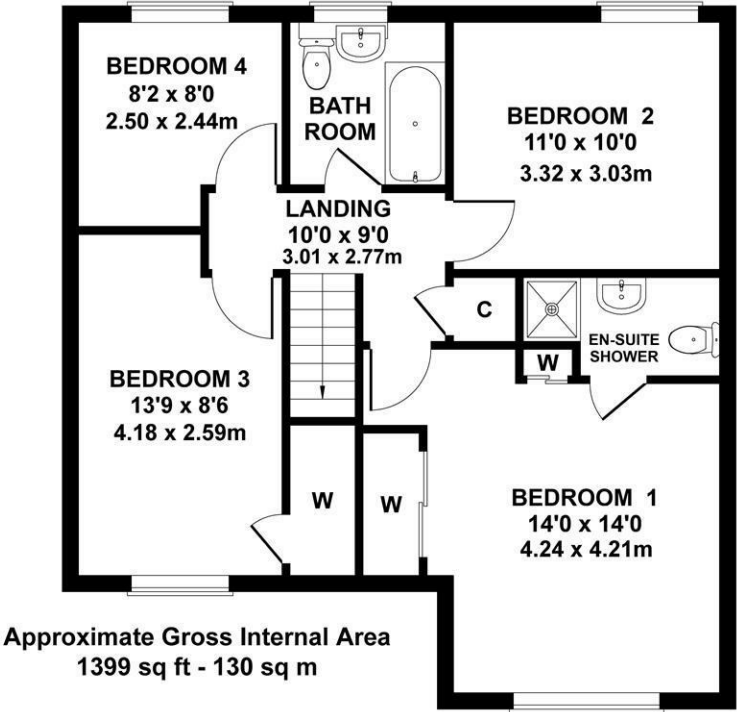
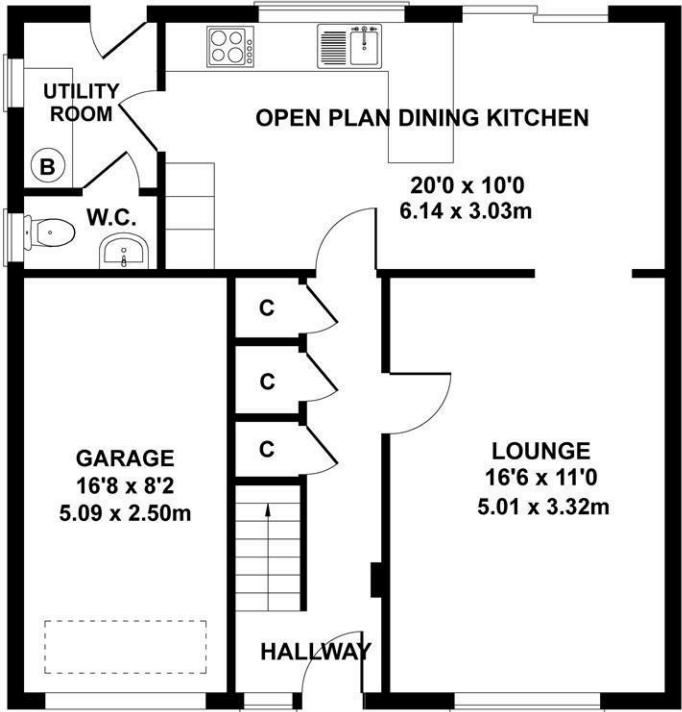
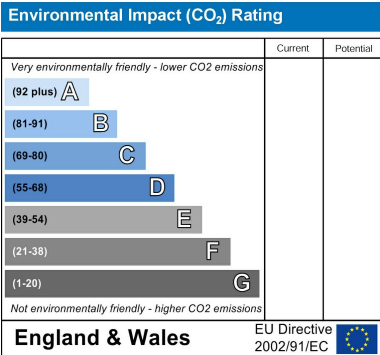
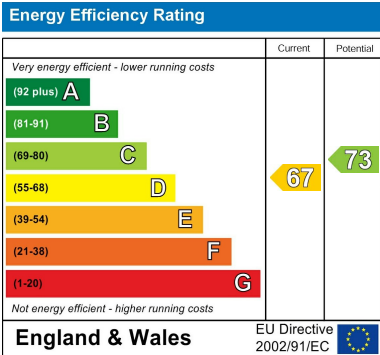
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DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Proceed through the traffic lights into Nottingham Road. Turn eventually left into Meadowsweet Hill and then first left into Campion Way, turning right into Primrose Bank and this property will then be found on the right hand side, clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8TU

Council Tax Band **E**



Approximate Gross Internal Area
1399 sq ft - 130 sq m



OUTBUILDING

Not to Scale.
For Illustrative
Purposes Only.

Please note that the property is only a short stroll to the Linear Walk - www.friendsofblp.org.uk - perfect for those who enjoy fresh air or dog owners.... the perfect amble amongst cared-for nature. The property is also being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer... when do you wish to view?

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

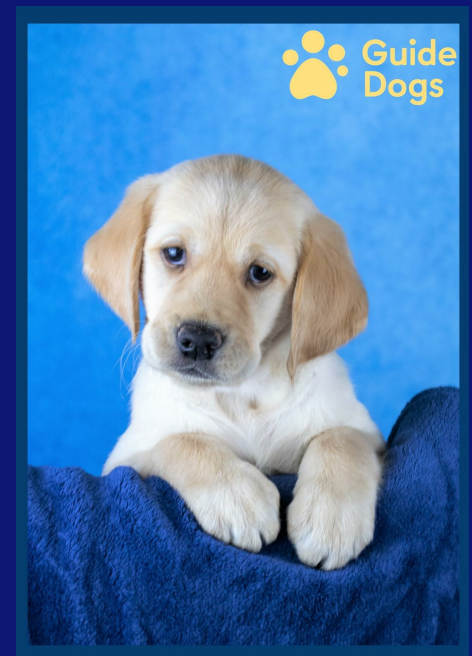
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





OPEN PORCH

with a double glazed entrance door and side window through to

HALLWAY

with stairs to the first floor. Wooden flooring.

LOUNGE

16'6 x 11'0 (5.03m x 3.35m)
with feature recessed fireplace. Contemporary central heating radiators. Double glazed windows to the front elevation. Open archway through to the dining area.





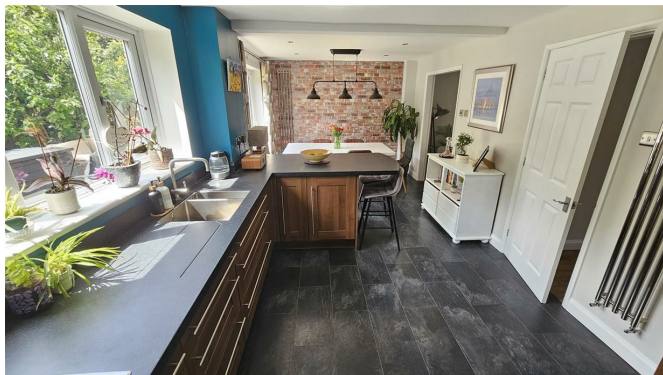
OPEN PLAN DINING KITCHEN... SIMPLY STUNNING!

20'0 x 10'0 (6.10m x 3.05m)

DINING AREA

Contemporary vertical central heating radiators. Double glazed double doors to the sun trap dining area of the rear garden. Feature lighting above the dining area and access to the double wine rack. Recessed lighting.



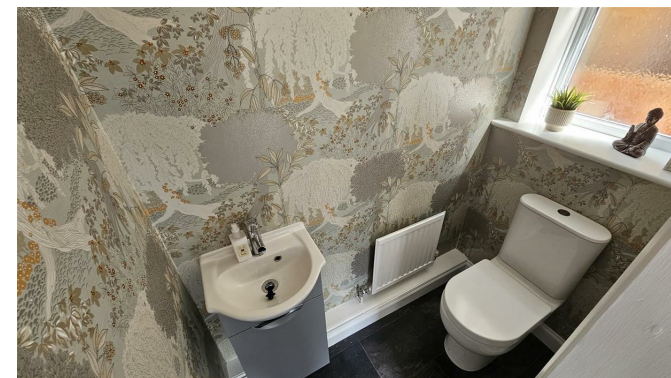


KITCHEN AREA

with a work surface with drawers and cupboards under, matching upstands and a peninsular breakfast bar. NEFF 4 ring induction hob and extractor fan over. Built in NEFF microwave oven and separate NEFF Pyrolytic self-cleaning oven with a warming drawer. The oven is Double glazed window overlooking the rear garden. Stainless steel sink with mixer tap. Slate tile effect flooring. Recessed lighting.

UTILITY ROOM

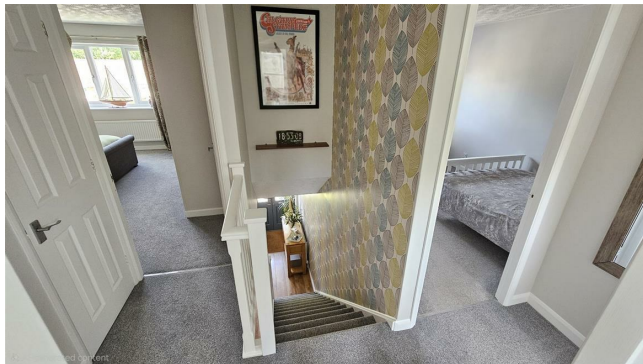
Plumbing for a washing machine, dishwasher, space for a fridge freezer. Wall mounted cupboard and Intergas gas fire central heating boiler. Double glazed window to the side and a double glazed door to the rear garden. Tiled effect flooring.



CLOAKROOM

with low flush W.C. and wash basin with cupboard under and tiled splashback. Central heating radiator. Double glazed window. Tile effect flooring.





LANDING

with airing cupboard. Loft with an enlarged opening and ladder for easy access and storage. Insulated and centrally boarded with power socket and fluorescent light.

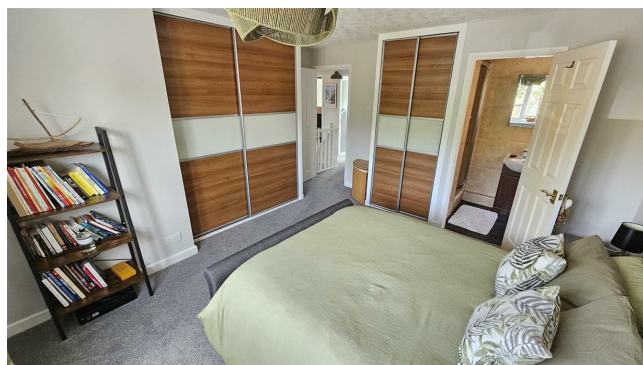
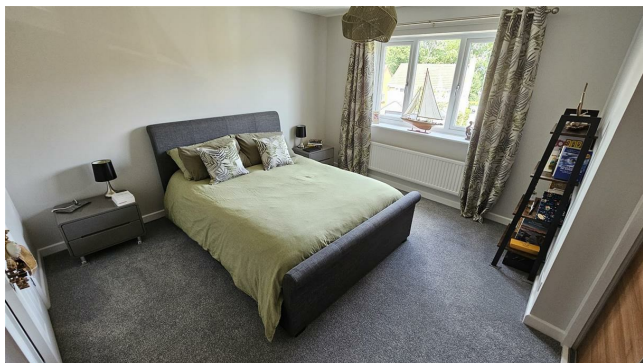
BEDROOM 1

14'0 x 14'0 (4.27m x 4.27m)

with a central heating radiator and a double glazed window overlooking the front. Two sets of double wardrobes with sliding doors.

FULLY TILED EN-SUITE SHOWER ROOM

with shower enclosure, contemporary wash basin with cupboard under, low flush W.C., central heating chrome towel radiator. Double glazed window. Complementary tiling. Wall mounted and mirror fronted bathroom cabinet.



BINGHAM'S COMMUNITY ESTATE AGENT

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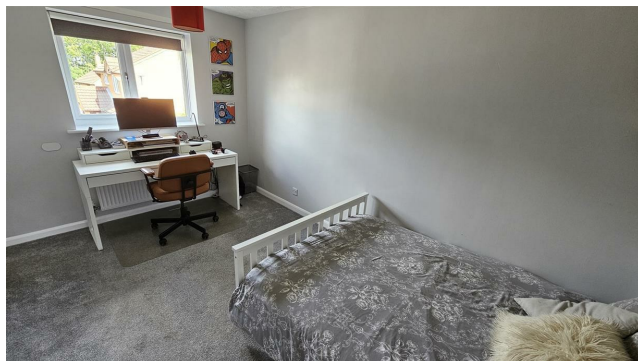


BEDROOM 2

11'0 x 10'0 (3.35m x 3.05m)
with a central heating radiator and a double glazed window overlooking the rear.

BEDROOM 3

13'9 x 8'6 (4.19m x 2.59m)
with a central heating radiator and a double glazed window overlooking the front. Overstairs wardrobe cupboard.



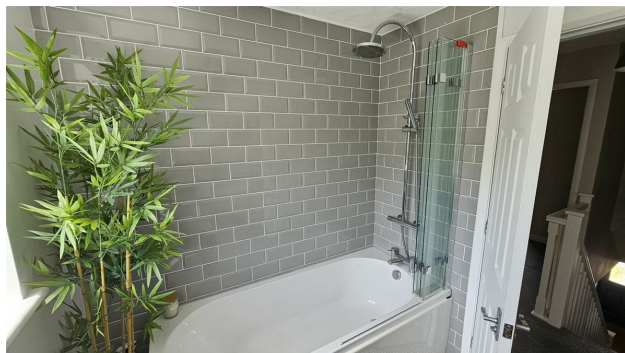


BATHROOM

with suite comprising panelled bath (h & c mixer tap and a shower over with separate handset and concertina screen), wash basin with cupboards under and a low flush W.C. with concealed cistern, Complementary tiling to wet areas. Chrome towel radiator, extractor fan and an obscure double glazed window.

BEDROOM 4

8'2 x 8'0 (2.44m'0.61m x 2.44m'0.00m) with a central heating radiator and a double glazed window overlooking the rear.





OUTSIDE - FRONT

To the fore of the property is an open plan lawned garden with mature shrubs and with an adjacent double width driveway which leads to the GARAGE with an internal storage mezzanine level - perfect for hiding away the family paraphernalia - bikes, tents, surf boards, camping chairs etc. Two steps up to the Open Porch.





OUTSIDE - REAR

To the rear is a beautifully landscaped and fully enclosed private garden which includes a large decking area – perfect for those who enjoy al fresco dining during those balmy summer months - a large lawn and additional raised area of decking that leads to the 9'9 x 8'3 Garden Store/potential Home Office for those who have experience a change in working pattern - you could walk to work! A further raised area of decking - the perfect location for a Hot Tub? There is also another shed concealed to the side, accessed from the decking area. Ideal for bikes, gardening tools etc (No power) - 9ft x 3ft. Mature trees and shrubs provide plenty of colour and texture... a haven of tranquility!

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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!

