



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

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**19 HAREBELL GARDENS, BINGHAM,
NOTTINGHAMSHIRE NG13 8TA**

£1,325 PCM

19 HAREBELL GARDENS, NOTTINGHAMSHIRE NG13 8TA

A very popular style of property, The Kitchener was built by Miller Homes in 2009 and is conveniently located within this sought after development, providing immaculate accommodation in ready to move into condition... with a very private, sunny and southerly facing rear garden. The inside features Freshly decorated walls as well as new carpets in the bedrooms, hall, stairs and landing. Perfect for those seeking a fresh, move in ready home with modern finishes.

The gas centrally heated and double glazed accommodation is absolutely perfect for young professional couples or singletons seeking stylish living in this very popular Market Town. The airy interior is well complemented by an equally well presented, landscaped and sunny southerly facing garden which, we are informed, is a delight to sit out in during the long, hot summer months... and a gate leads from the garden to the parking area where the GARAGE is also situated beneath one of the Coach House properties.

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.

Please note new carpets are due to be laid: two bedrooms, stairs & landing

Early viewing is recommended !

01949 878690 | Rentals@hammondproperty-services.com

Managed by Hammond Property Services

TENANT FEES: Before the tenancy starts the following are payable: -
Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent.
During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 20



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. Continue along Nottingham Road passing Meadowsweet Hill on the left. Turn next left into Mallow Way and then first right into Harebell Gardens and this property is situated on the left hand side - clearly identified by our Hammond Property Services For Sale sign.

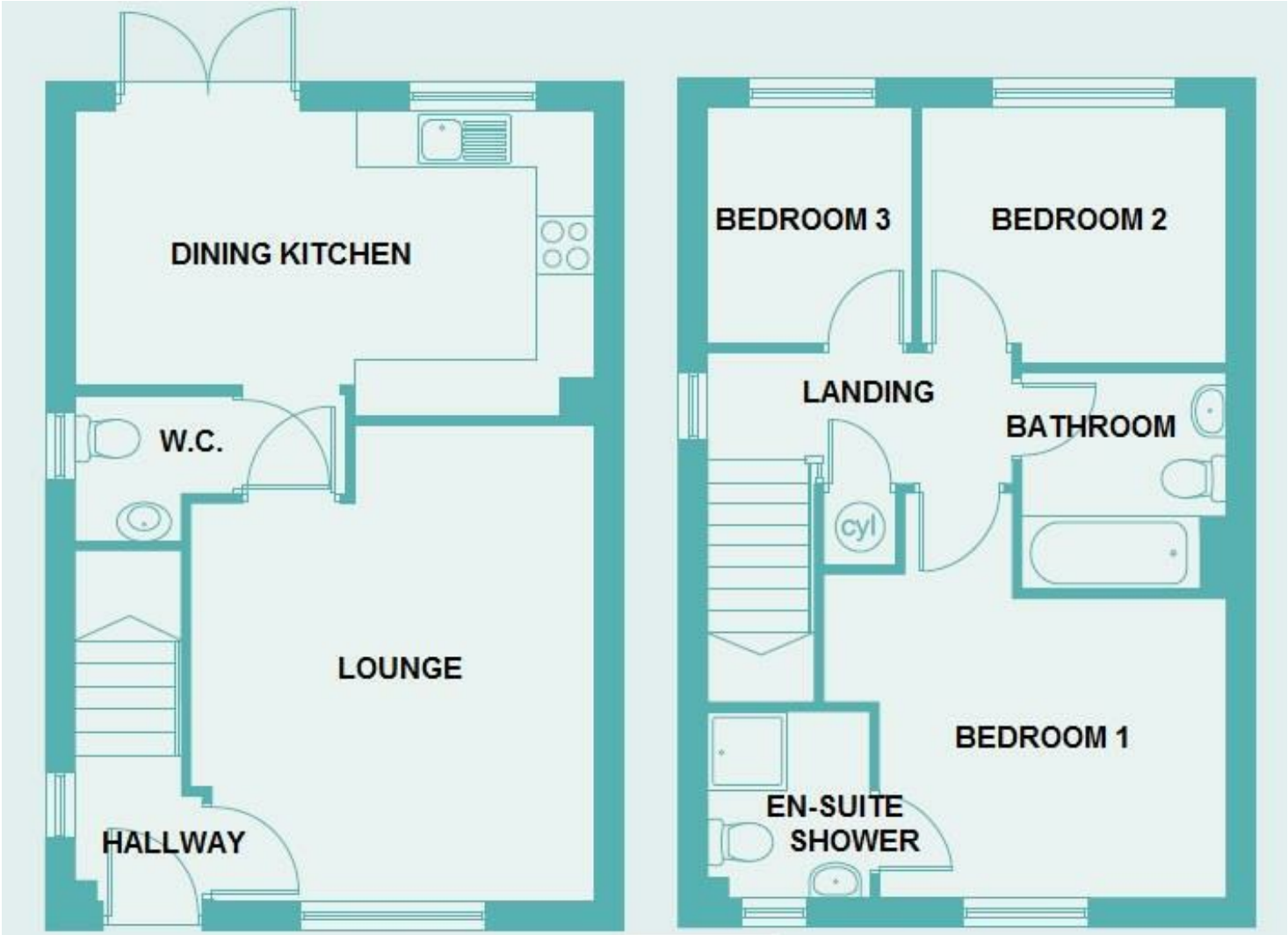
For Sat Nav use Post Code: NG13 8TA

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



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 £5,634 in 2024 for this extremely important Charity.

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.

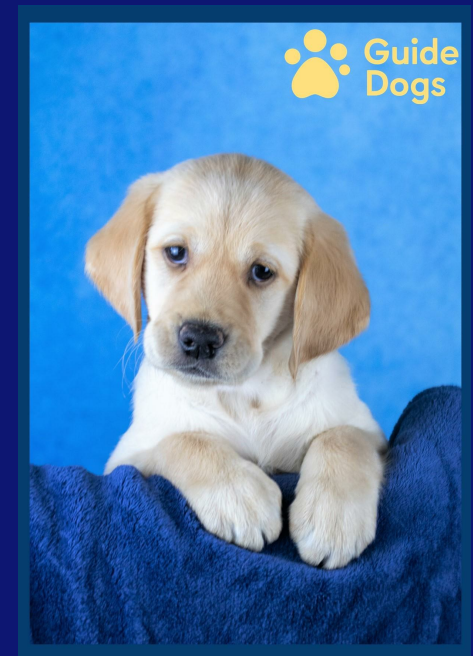
REFERRAL FEES

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 October 2025

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.





Double glazed entrance door through to

HALLWAY

with stairs to the first floor. Central heating radiator.

LOUNGE

14'6 x 12'6 (4.42m x 3.81m)

with double glazed window to the front. Central heating radiator.

INNER HALLWAY

with tiled flooring and access to both the cloakroom and dining kitchen.





CLOAKROOM / W.C.

with two piece suite comprising low flush W.C. and wash hand basin. Tiled flooring.





DINING KITCHEN

17'6 x 9'3 (5.33m x 2.82m)

with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Zanussi gas hob, oven and cooker hood. Plumbing for washing machine. Double glazed window. Tiled splash backs. One and half bowl single drainer sink unit with mixer tap. Space for full height fridge freezer. Tiled flooring. Wall mounted Gas central heating boiler. Tiled flooring to both areas.

DINING AREA - with double glazed patio doors to the rear garden. Central heating radiator.





LANDING

Airing cupboard. Access to the loft space. Central heating radiator.

BEDROOM 1

10'9 x 9'0 (3.28m x 2.74m) with double glazed window overlooking the front. Central heating radiator. Built in wardrobes.

EN-SUITE SHOWER ROOM

with a double shower, pedestal wash basin and low flush W.C. Double glazed window. Complementary tiling. Central heating radiator. Recessed lighting.



**ARCHWAY THROUGH
TO THE GARAGE**



THE GARAGE

ACCESS TO GARDEN

BINGHAM'S COMMUNITY ESTATE AGENT

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**BEDROOM 2**

9'3 x 8'2 (2.82m x 2.49m)

with double glazed window overlooking the rear. Central heating radiator.

BEDROOM 3

7'9 x 6'3 (2.36m x 1.91m)

with double glazed window overlooking the rear. Central heating radiator.

BATHROOM

with suite comprising panelled bath with mixer tap and shower head, pedestal wash basin and low flush W.C. Central heating radiator. Recessed lighting. Tiled flooring.

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OUTSIDE - FRONT

A wonderful array of mature and colourful foliage spreads across the front boundary and two steps lead up to the front door.

OUTSIDE - REAR

To the rear is a most attractive and fully landscaped garden which includes a sunny patio area and is fully enclosed with timber fencing. At the head of the garden is an access gate to the parking area and to the GARAGE, which is situated beneath a neighbouring Coach House and accessed by a communal driveway to the left hand side of the property via the adjacent Medway Drive.



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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



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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← Want one of these???

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!