Hammond
Property Services

FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

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bingham@hammondpropertyservices.com

21 FAIRWAY CRESCENT, NEWTON, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8HJ

£224,950

21 FAIRWAY CRESCENT, NEWTON, NOTTINGHAMSHIRE NG13 8HJ

A 2 bedroomed property with a useful storage porch, a spacious dining lounge, a recently upgraded kitchen and the large conservatory overlooking the landscaped rear garden, two double bedrooms and an upgraded bathroom with shower over the bath.

Due to the fabulous position, the buyers will enjoy a landscaped and westerly facing rear garden - perfect for those who enjoy al fresco dining during those balmy summer evenings.

The property is being offered with the added bonus of NO CHAIN to enable a speedy purchase fo the right buyer. There is a service charge of £26 per month payable for the upkeep and landscape maintenance of the surrounding land.

Newton is a small village just a couple of miles from Bingham where there are a range of shopping and educational facilities. This fine home is also just a short distance from the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance following the recent upgrading works to the A46 now that it enjoys a dual carriageway.

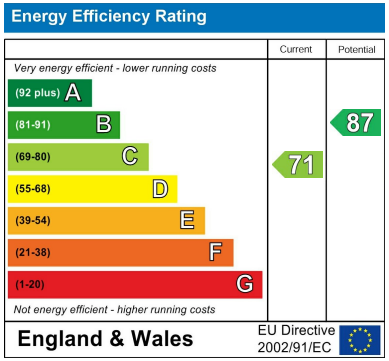
For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!

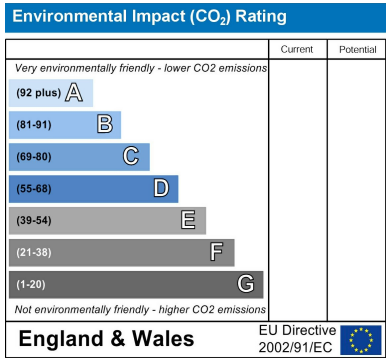
Only a couple of miles away, is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports. Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee houses, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, new leisure centre and community hub and a library.

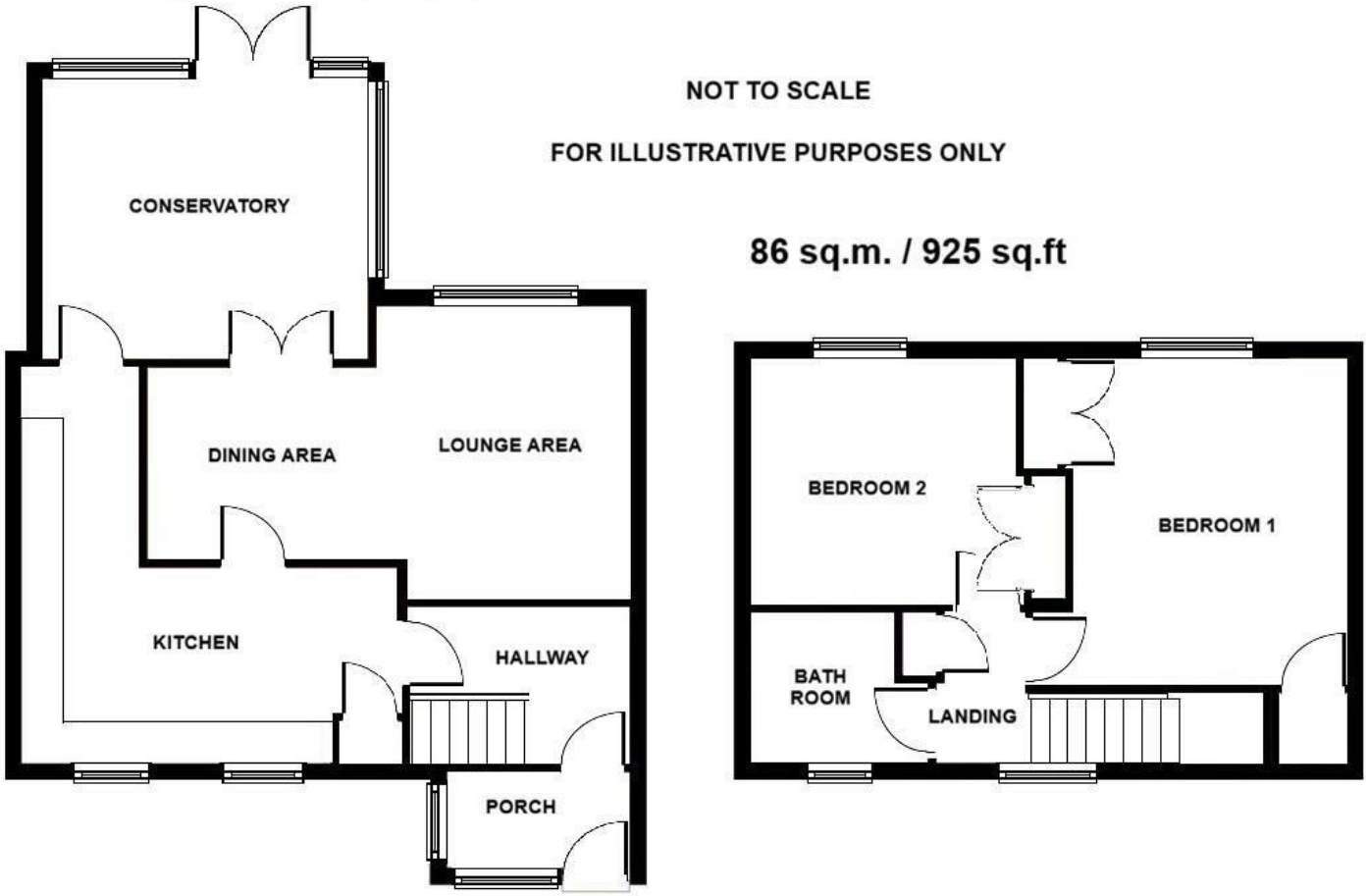
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until taking a right onto Fairway Crescent. The property will be ahead of you, clearly identifiable by our Hammond Property Services for sale sign.

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

Council Tax Band **A**







Newton is a setting that has seen iconic events in its role as a Second World War RAF Newton base and command headquarters, and now this historic location is home to the Newton Park Development; a collection of beautiful two, four and five bedroom homes as well as these old RAF Houses nestling in the tranquillity of the hamlet of Newton. In a highly sought-after location.

The property is being offered with the added benefit of NO CHAIN to enable a speedy completion for the right buyer.

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

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.

ENTRANCE PORCH
7'2 x 3'6 (2.18m x 1.07m)
A timber framed porch to the front of the house has a glazed door with side window, a tiled floor and further obscure glazed internal door opening into the entrance hall.

ENTRANCE HALLWAY
with a Karndean wood effect floor, staircase rising to the first floor with cupboard beneath, smoke alarm and a door through to the kitchen.

'L' SHAPED REFITTED KITCHEN
12'2 x 6'0 + utility space (3.71m x 1.83m + utility space)
The kitchen has been recently modernised and superbly fitted with a range of white gloss cabinets and drawers finished with a Quartz work surface with tiled surround, a one and a half bowl sink with mixer tap, a built-in AEG eye level double oven and grill with electric hob, further appliance spaces with plumbing for a dishwasher/washing machine if required, a continuation of the Karndean wood effect flooring, ceiling spotlights and two windows to front. The kitchen returns round to a utility space with a glazed door to the conservatory, further door to the lounge, electric meter and fuse board housed in a wall cupboard and understairs broom cupboard housing the gas central heating combination boiler.

DINING LOUNGE
18'8 x 11'3 (5.69m x 3.43m)
with a central heating radiator and a double glazed window overlooking the rear garden.
Double doors into the Conservatory.

CONSERVATORY

12'6 x 11'0 (3.81m x 3.35m)

A good sized conservatory added to the rear of the house providing an extra reception room built with a brick base and a wall to one side, upvc wood grain windows and double doors opening out to the rear garden, Karndean wood effect flooring.

FIRST FLOOR LANDING
with a window to the side and doors to two double bedrooms and the bathroom.

BEDROOM 1
12'6 x 9'6 (3.81m x 2.90m)
with a central heating radiator and double glazed window to the rear elevation. Built-in wardrobes. Loft access.

BEDROOM 2
12'2 x 9'2 (3.71m x 2.79m)
with a central heating radiator and double glazed window to the rear elevation. Two built-in wardrobes.

BATHROOM
fitted with a white three piece suite with chrome fittings including a W.C. with concealed cistern, a wash hand basin with cupboard under, a panelled bath with shower over and pivot screen, obscure window to front and a towel radiator.

OUTSIDE - FRONT

The property occupies a superb position within the favoured side of this popular residential development surrounded by areas of green open space and having its own lawned frontage with a path leading up to the porch.

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OUTSIDE - REAR

The rear garden can be accessed via the property or pedestrian access to the rear with a timber gate. The garden itself has a timber decked terrace, area of lawn with gravel edging with well stocked borders, a small timber shed in the far corner and the boundaries enclosed by timber panelled fencing. The garden enjoys an ideal south-westerly facing aspect for plenty of afternoon and evening sunshine. The property benefits from its own single garage (No. 11) located in an adjacent block directly across the road from the house, with a steel up and over door; clearly marked within the photographs.

Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
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Home Movers
Re-mortgages
Buy to Lets - inc HMOs

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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
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!