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

14 SQUIRES GROVE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 7AW

£225,000

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A 2 bedroomed home on the Romans Quarter development in Bingham, first completed in 2021 to the Kenley Design by Barratt Homes, with an entrance lobby, a large understairs storage cupboard & W.C. with an open plan kitchen and dining area to the rear. There are two double bedrooms to the first floor with a bathroom & further storage. Two parking spaces to the front where an electric car charging point has been fitted whilst a side gate to the right leads to the lawned and landscaped rear garden - the owners' pride and joy.

At Roman's Quarter there is brand new primary school a few minutes' walk away, whilst working professionals can benefit from great road and rail links nearby. You'll also find plenty of bicycle and walking routes throughout the development.

Please note that a service charge is payable half yearly in advance, which contributes to the maintenance of the communal areas and services. For more information please contact the office.

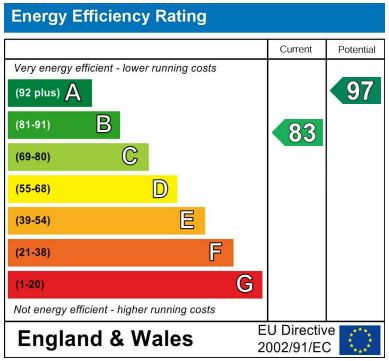
Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles Bingham Primary and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

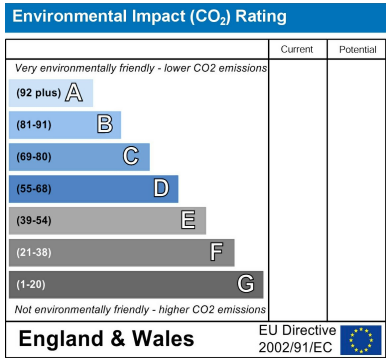
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub! Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, 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.

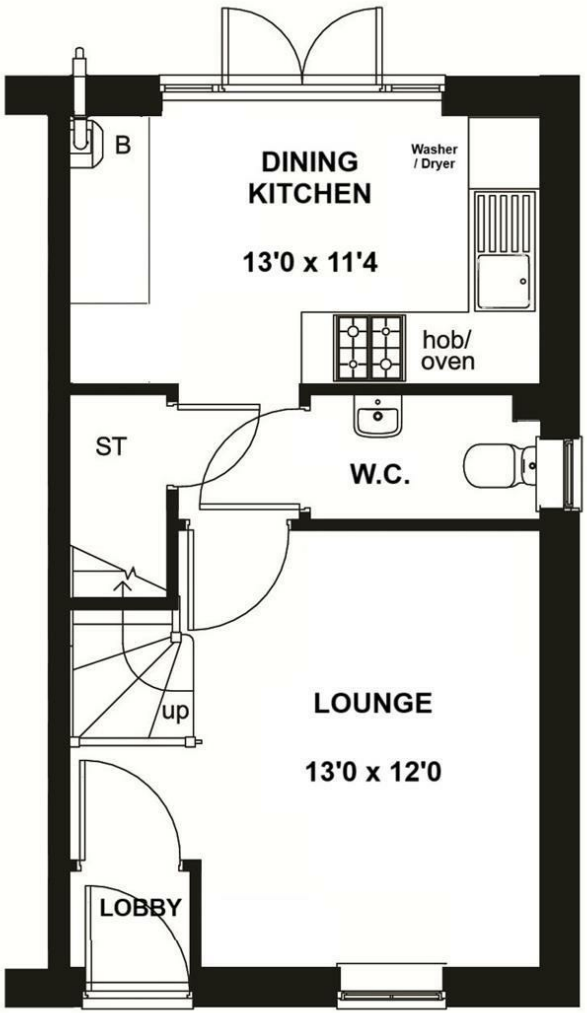
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, take the first turning on the left onto Henshaw Drive and continue until turning right at the 'T' junction onto Burrows Drive. Take the second left onto Squires Close and this particular property will be found on the right hand side, clearly denoted by the Hammond Property Services For Sale board.

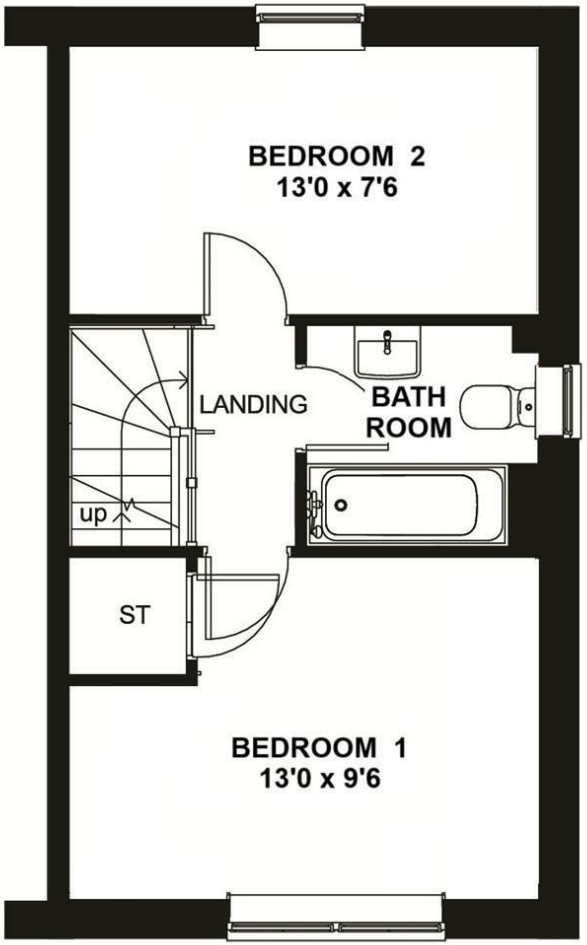
For Sat Nav use Post Code; **NG13 7AW**

Council Tax Band **B**









The position of the property allows easy access to the adjoining communal grassed & maintained areas that are planted with wild flowers and is looked after as part of a Maintenance Plan that is managed by an Bi-Annual Service Charge of £81.90 which covers the cleaning and maintenance of the beautifully maintained and landscaped areas of all of the communal grounds.

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.

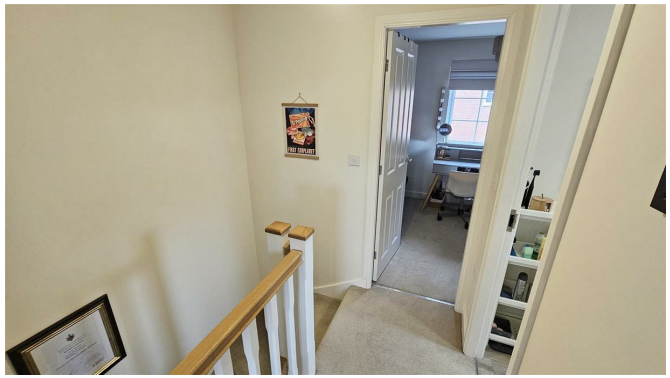
Double glazed entrance door through to the

ENTRANCE LOBBY
with a central heating radiator and a double glazed window. Door into the

LOUNGE
13'0 x 12'0 (3.96m x 3.66m)
with a central heating radiator and a double glazed window to the front. Stairs to the first floor landing and a door into the

GROUND FLOOR CLOAKROOM
with a low flush W.C. and a wash hand basin. A double glazed window to the side elevation.

DINING KITCHEN
13'0 x 11'4 (3.96m x 3.45m)
work surfaces with drawers and cupboards under. Wall mounted cupboard units with under lighting. Integrated washing machine / dryer, dishwasher, and fridge freezer. Four ring gas hob with extractor hood over and an electric oven under. Stainless steel sink unit with swanhead mixer tap set. Recessed spot lights. Tiled flooring and double glazed French doors to the rear.

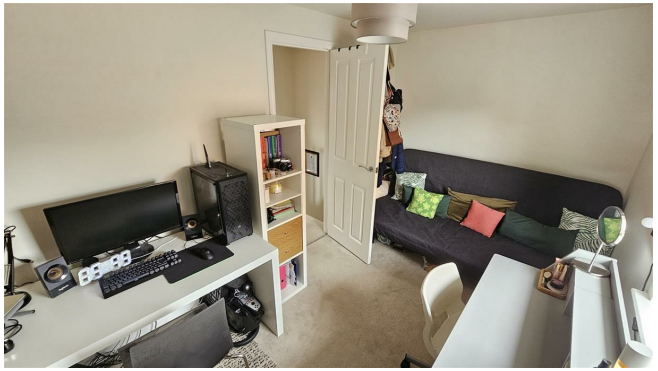


FIRST FLOOR LANDING
with a central heating radiator.

BEDROOM ONE
13'0 x 9'6 (3.96m x 2.90m)
Double glazed window overlooking the front elevation, a central heating radiator and a very useful and deep storage cupboard as well as a wardrobe recess.

BEDROOM TWO
13'0 x 7'6 (3.96m x 2.29m)
Double glazed window overlooking the rear elevation, a central heating radiator.

BATHROOM
Fitted with a white bath with shower over and screen, a wash hand basin, low flush W.C. A double glazed window and a chrome towel radiator.



OUTSIDE - FRONT

To the front of the property is a double width driveway providing off street parking for two vehicles and an electric car charging point has been thoughtfully fitted. A gate to the right hand side leads to the rear garden.

OUTSIDE - REAR

The owners' pride and joy... a fully enclosed and lawned garden with a patio area, gravelled pathway with mature shrubs and plantings providing the colour, the texture and rhe sweet smelling aroma. A gardener's shed in the corner is all that you will need to take the reins of this wonderful haven during those balmy summer evenings.

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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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LET BY
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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!