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Property Services

FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





9 EYRE AVENUE, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 7AZ

£415,000

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A detached family home completed by David Wilson Homes to their very popular 1313 sq ft / 122 sqm Millford design in June 2024 - a very well-equipped and popular design due to the spacious and open plan family / dining kitchen that overlooks the westerly facing and sunny rear garden.



With the family lounge to the front, a separate utility room and downstairs cloakroom the ground floor has everything a family needs. To the first floor is the larger than average main bedroom with dressing area en-suite shower room and three further bedrooms serviced by the family bathroom which has both a bath for soaking and a separate shower. The easy to maintain rear garden is fully enclosed and the extended patio area is ideal for those who enjoy al fresco dining with family and friends during those balmy summer evenings.

The driveway allows room for off street parking for 2 vehicles and leads to the garage.

Please note that there is a Service Charge of £112.92 per annum (£56.46 biannually) for the Roman's Quarter (Bingham) Res Man Co Ltd which covers the maintenance, cleaning and upkeep of the communal areas.



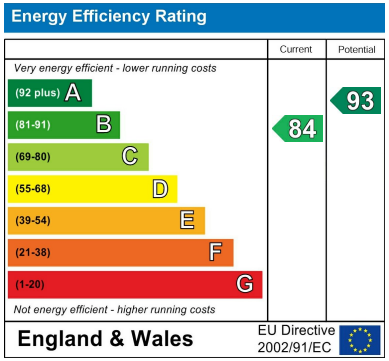
For the current owners, the property is only a 15 minutes' walk of the Centre of the Town; Bingham Market Place, with its extensive range of shops. Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is 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.

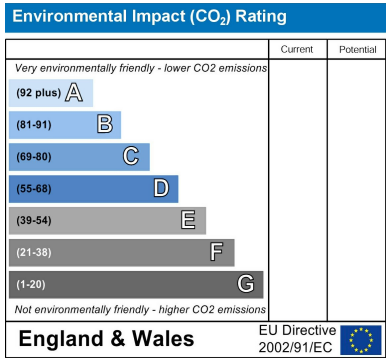
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

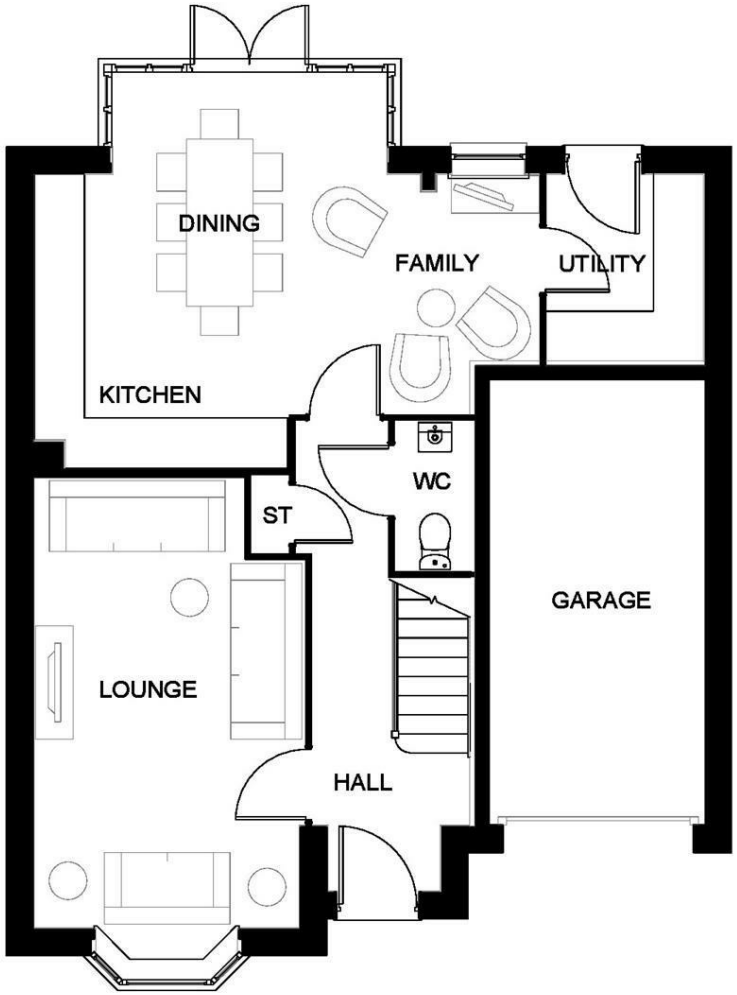
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn right at the Traffic Island onto Singleton Drive. Passing Slates Avenue & Tomkinson Street on your left, turn next left into Eyre Avenue and this particular property will be found on the left hand side, clearly denoted by the Hammond Property Services For Sale board.

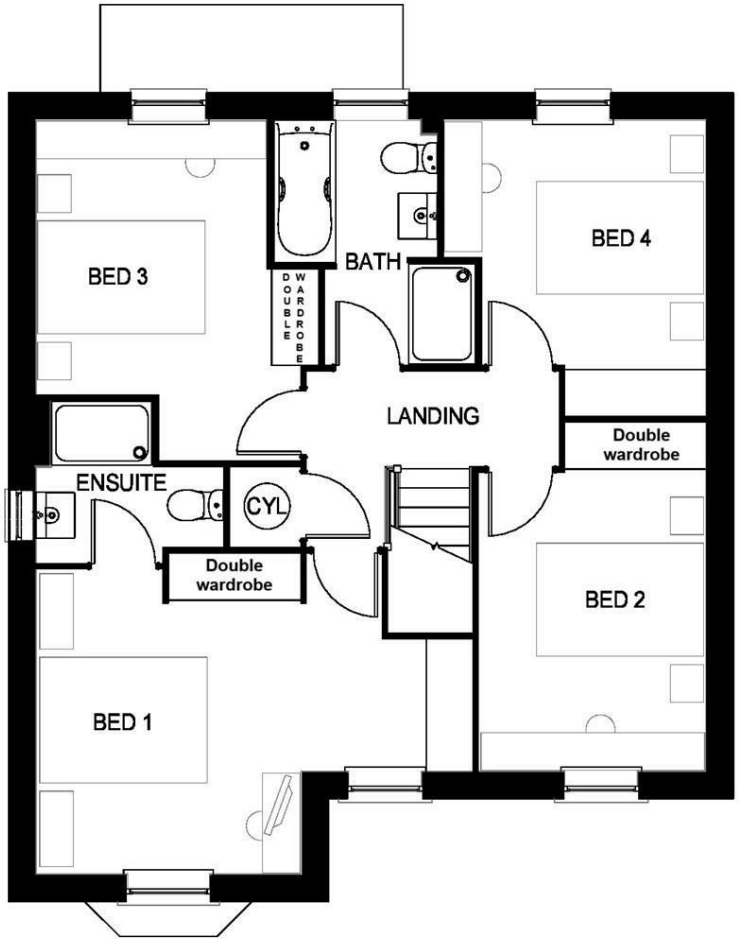
For Sat Nav use Post Code; **NG13 7AZ**

Council Tax Band **E**









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 and composite entrance door leads through to

RECEPTION HALLWAY
with wood effect flooring, a cloaks / shoes storage cupboard and a central heating radiator and doors to

LOUNGE
19'0 x 10'6 (5.79m x 3.20m)
with a double glazed and walk-in bay window to front elevation and two central heating radiators.











DOWNSTAIRS CLOAKROOM

Low level flush W.C, pedestal wash hand basin and a central heating radiator with a continuation to the wood-effect flooring.



OPEN PLAN FAMILY DINING KITCHEN

20'0 x 15'6 (6.10m x 4.72m)

This bright, airy, and beautifully proportioned open-plan space serves as the heart of the home, perfect for both relaxed everyday living and entertaining. The expansive reception area easily accommodates distinct living and dining zones, featuring two radiators and a rear-facing double-glazed window. The true focal point of the room is a striking walk-in box bay window with French doors that open directly onto the patio area of the sunny rear garden.













Seamlessly flowing from the living area is a tastefully appointed kitchen. Arranged in a practical L-shaped configuration, it features a generous range of wall, base, and drawer units, marble-effect laminate worktops, and elegant under-cabinet lighting. High-quality integrated appliances include an Electrolux five-ring gas hob with a glass splashback and chimney hood, a double oven, a dishwasher, a fridge, and a freezer. A stainless steel sink with a classic chrome swan-neck mixer tap completes the space.

UTILITY ROOM

This highly functional utility space offers excellent storage, featuring a range of fitted wall and base units alongside an L-shaped laminate worktop. There is dedicated space and plumbing for both a washing machine and a tumble dryer. A wall-mounted gas central heating boiler is neatly concealed within a matching cupboard, and the room is finished with a central heating radiator and a double-glazed exterior door providing direct access to the rear garden.







LANDING
From the hallway, stairs rise to the first floor landing with a built-in storage cupboard, access to the loft space and a central heating radiator.

BEDROOM ONE
17'0 x 12'6 (5.18m x 3.81m)
Double glazed window to the front elevation, a dressing area, double wardrobe with mirror fronted sliding doors and a central heating radiator.











EN-SUITE SHOWER ROOM
with a low level flush W.C., pedestal wash hand basin, a double shower enclosure and a towel radiator with a towel radiator and shaving point.

BEDROOM TWO
13'8 x 9'0 (4.17m x 2.74m)
a double glazed window to the front elevation, a central heating radiator and a double wardrobe with mirror fronted sliding doors.











FAMILY BATHROOM

This stylish, contemporary four-piece family bathroom features a spacious double-width shower enclosure with a sliding glass screen and a wall-mounted mixer, alongside a panelled bath complete with a chrome mixer tap and elegant tiled splashbacks. A pedestal washbasin with a chrome mixer tap and a low flush W.C. complete the suite. The space is finished with a modern heated towel radiator and a rear-facing double-glazed window that lets in plenty of natural light.











BEDROOM THREE
13'4 x 11'0 (4.06m x 3.35m)
with a double glazed window to the rear elevation and a central heating radiator. Double wardrobe with mirror fronted sliding doors

BEDROOM FOUR
11'6 x 10'3 (3.51m x 3.12m)
Double glazed window to the rear elevation and a central heating radiator. Wardrobe recess.











OUTSIDE - FRONT

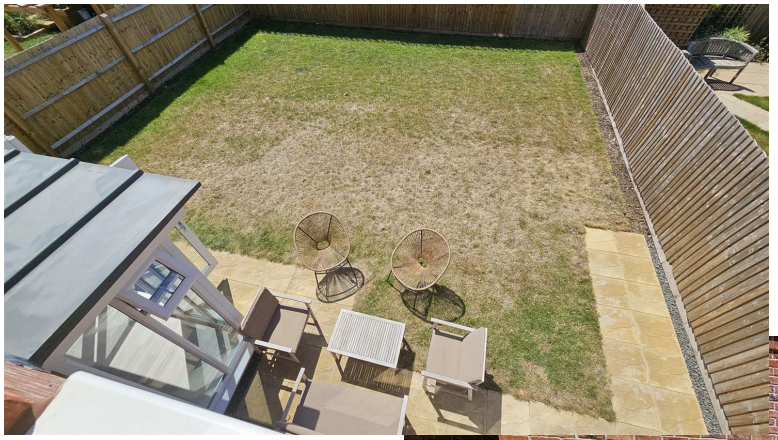
To the front of the property is double width driveway providing off street parking for two vehicles and leading to the GARAGE with gated access to the side that leads to the rear garden.

OUTSIDE - REAR

To the rear is a fully enclosed and lawned garden with a feature extended patio area – this is perfect for those who enjoy private al fresco dining during those balmy summer months.













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

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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!