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Property Services

FOR SALE

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Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





24 HOPEWELL STREET, CROPWELL BISHOP, NOTTINGHAM, NOTTINGHAMSHIRE NG12 3JZ

£415,000

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A detached family home completed by Bloor Homes to their very popular 1130 sq.ft. (105 sq.m.) Hallam design in 2023.

Positioned at the end of a small cul-de-sac and adjacent to farmers' fields which ensure open and bucolic views... with the result that there are no passing vehicles to the front of the property.

With a light and airy reception hallway with the first sight of the oak wood herringbone flooring that runs through most of the ground floor, a spacious lounge to the front and the large open-plan living / dining kitchen that everyone is looking for that overlooks the landscaped rear garden, a spacious utility cupboard under the stairs and a downstairs cloakroom / W,C,. To the first floor is the main bedroom with en-suite shower room and three further bedrooms serviced by the family bathroom which has a full four piece suite including a separate shower.

The rear garden is fully enclosed and the current owners' efforts have created one of the easiest to maintain rear gardens with an extended and porcelain tiled patio area positioned as a perfect trap for the setting sun - perfect for those who enjoy al fresco dining during those balmy summer evenings with family and friends.

Due to the position of the property, the open driveway allows room for off-street parking for 3 or 4 vehicles and leads to the GARAGE.

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Cropwell Bishop Primary School achieved a GOOD Ofsted rating in November 2022 - for all those looking at the Local Education Tables.

As well as many walks along the canal or across the fields to award winning pubs in nearby villages, there is a village hall and amenities within the village including shops, pubs and regular bus service.

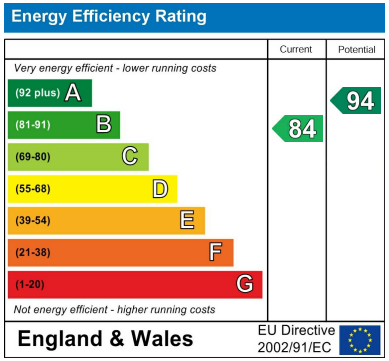
The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and estate, which holds a wonderful range of events throughout the year.

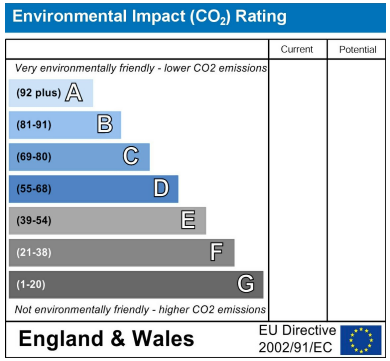


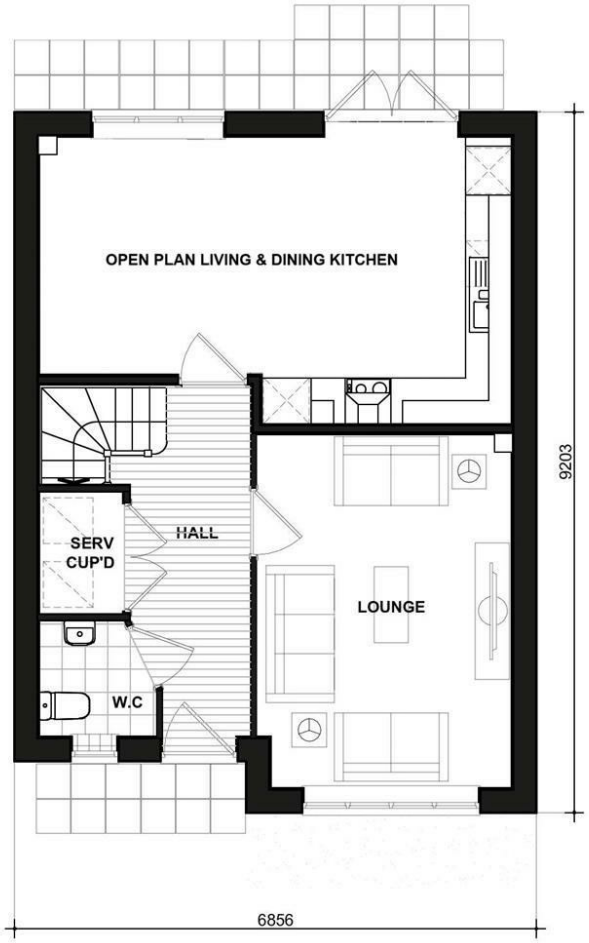


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road and continue to Saxondale Island. Take the second exit signposted Leicester (A46). Turn off the A46 as signposted Cropwell Bishop & Cropwell Butler. At the mini island, turn left towards Cropwell Bishop. Continue towards the centre of the village. turning left onto Church Street when you see St Giles Church ahead of you. Pass The Chequers Inn and the Convenience Store on your right. Turn right at the Traffic Island onto Simpson Drive and then left into Hopewell Street. This particular property will then be found at the end of a small cul-de-sac on the right hand side, clearly denoted by the Hammond Property Services For Sale sign.

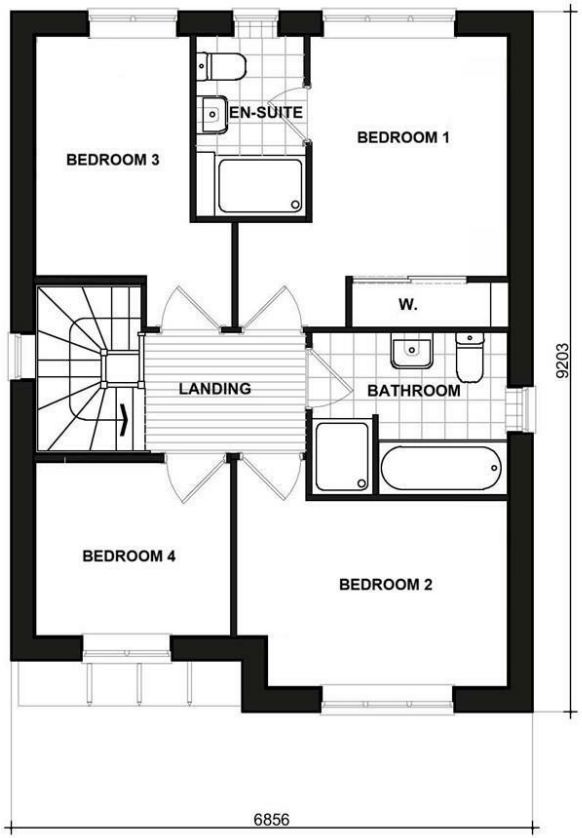
For Sat Nav use Post Code: **NG12 3JZ**







GROUND FLOOR PLAN



FIRST FLOOR PLAN

Council Tax Band **D**

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.





with a composite and 1950s style double glazed entrance door with contemporary fittings into the

RECEPTION HALLWAY
with a central heating radiator and oak wood herringbone flooring.

LOUNGE
15'3 x 11'0 (4.65m x 3.35m)
with a central heating radiator and a double glazed window overlooking the front. Colonial-style louvred blinds.











CLOAKROOM / W.C.
with a low level W.C., wash hand basin and a central heating radiator. Double glazed window to the front. Oak wood herringbone flooring.

UTILITY CUPBOARD
with plumbing for a washing machine and tumble dryer. Wall mounted gas fired central heating boiler.











OPEN PLAN LIVING DINING KITCHEN
20'4 x 12'4 (6.20m x 3.76m)

KITCHEN AREA
with central heating radiator and oak wood herringbone effect flooring. In the kitchen area there are marble effect work tops to two sides with drawers and cupboards under. Wall mounted cupboard units, integrated dishwasher, built in fridge and freezer, four ring gas hob with cooker hood over, double oven. Double glazed double doors opening onto the extended patio area.











DINING / LOUNGE AREA
double glazed window overlooking the rear garden, oak wood herringbone flooring. Recessed lighting.

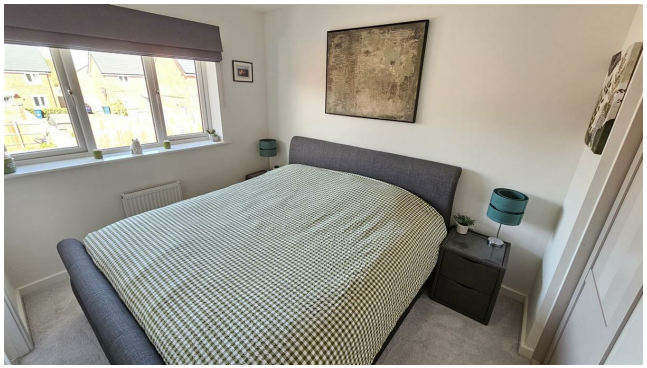
LANDING
with a double glazed window to the side and doors to the following;











BEDROOM 1
10'4 x 8'6 (3.15m x 2.59m)
with a central heating radiator and a double glazed window overlooking the rear garden. Wardrobe with sliding doors. Wall mounted TV point.

EN-SUITE SHOWER ROOM
a double shower cubicle, low level W.C., wash hand basin with mixer tap, central heating towel radiator and frosted double glazed window to the rear.











BEDROOM 2
11'8 x 8'0 (3.56m x 2.44m)
with a central heating radiator and double glazed windows overlooking the open views to the front.

BEDROOM 4
8'6 x 7'6 (2.59m x 2.29m)
with a central heating radiator and a double glazed window overlooking the open views to the front.











BEDROOM 3
10'4 x 6'8 (3.15m x 2.03m)
with a central heating radiator and a double glazed window overlooking the rear garden.

FAMILY BATHROOM
Fitted with panelled bath with mixer tap and shower handset fitting, wash hand basin, low level flush W.C., shower enclosure, double glazed window to side elevation and a central heating towel radiator. Half-height tiling to all walls.











OUTSIDE - FRONT

To the front, an open plan lawned garden with an adjacent driveway providing ample car standing spaces for four vehicles and allowing access to the adjacent GARAGE. The open views to the front and the end of cul-de-sac position should put this one to the top of your viewing list!

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OUTSIDE - REAR

The rear garden is fully enclosed and the current owners' efforts have created one of the easiest to maintain rear gardens, with an extended patio area positioned as a perfect trap for the setting sun - perfect for those who enjoy al fresco dining during those balmy summer evenings with family and friends. A further area to the side for a garden shed and space for plantings to the rear of the garage... all extra features that make this one really stand out!









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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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!