Hammond
Property Services

FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





BARN COTTAGE, 22 THE PADDOCK, BINGHAM, NOTTINGHAM, NOTTINGHAMSHIRE NG13 8HQ

£220,000

BARN COTTAGE, 22 THE PADDOCK, BINGHAM, NOTTINGHAMSHIRE NG13 8HQ

A DECEPTIVE COTTAGE STYLE HOME LOCATED IN A QUIET CUL DE SAC SETTING ONLY YARDS AWAY FROM THE WEALTH OF LOCAL AMENITIES OF BINGHAM TOWN CENTRE WITH A GARAGE!

The property is likely to appeal to a wide audience including first time buyers, professionals or even those looking to downsize requiring a property close to the heart of this popular market town.

The property comprises enclosed entrance hall, inner lobby, an open plan and 'L' shaped dining lounge with double doors out to the rear garden, a separate kitchen, a work from home office / study, which could easily be a small bedroom for those needing ground floor sleeping accommodation as the property also has a ground floor bathroom. To the first floor are the two bedrooms, both with vertical windows and further velux windows allowing plenty of light to flood in, and a useful storage cupboard to the landing. Also benefitting from gas central heating and neutral decoration, this one is tucked away in a quiet cul-de-sac, a short walk off The Paddock.

A wonderful sunny and very private rear garden that is fully enclosed - perfect for those with children or pets to keep safe and, senisbly, artifical grass has been fitted to ensure an easy to maintain area with a patio are for al fresco dining in privacy!! There is a GARAGE to the property; the pale green painted one that is adjacent to the pathway.

The market town of Bingham is well equipped with local amenities including both primary and secondary schools, leisure centre, railway station with links to Nottingham and Grantham, range of local shops, doctors and dentists, several pubs and restaurants. Bingham is also conveniently located close to the A46 and A52 with further links to the A1 and M1 providing good road links to Nottingham and Leicester.

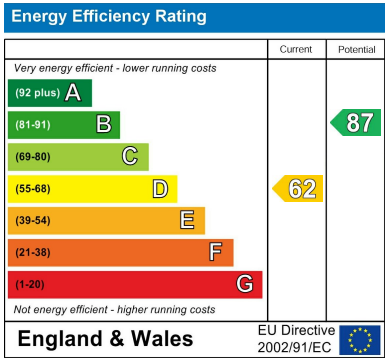


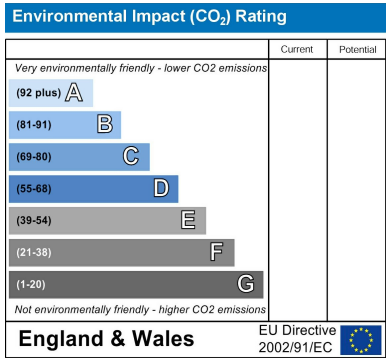


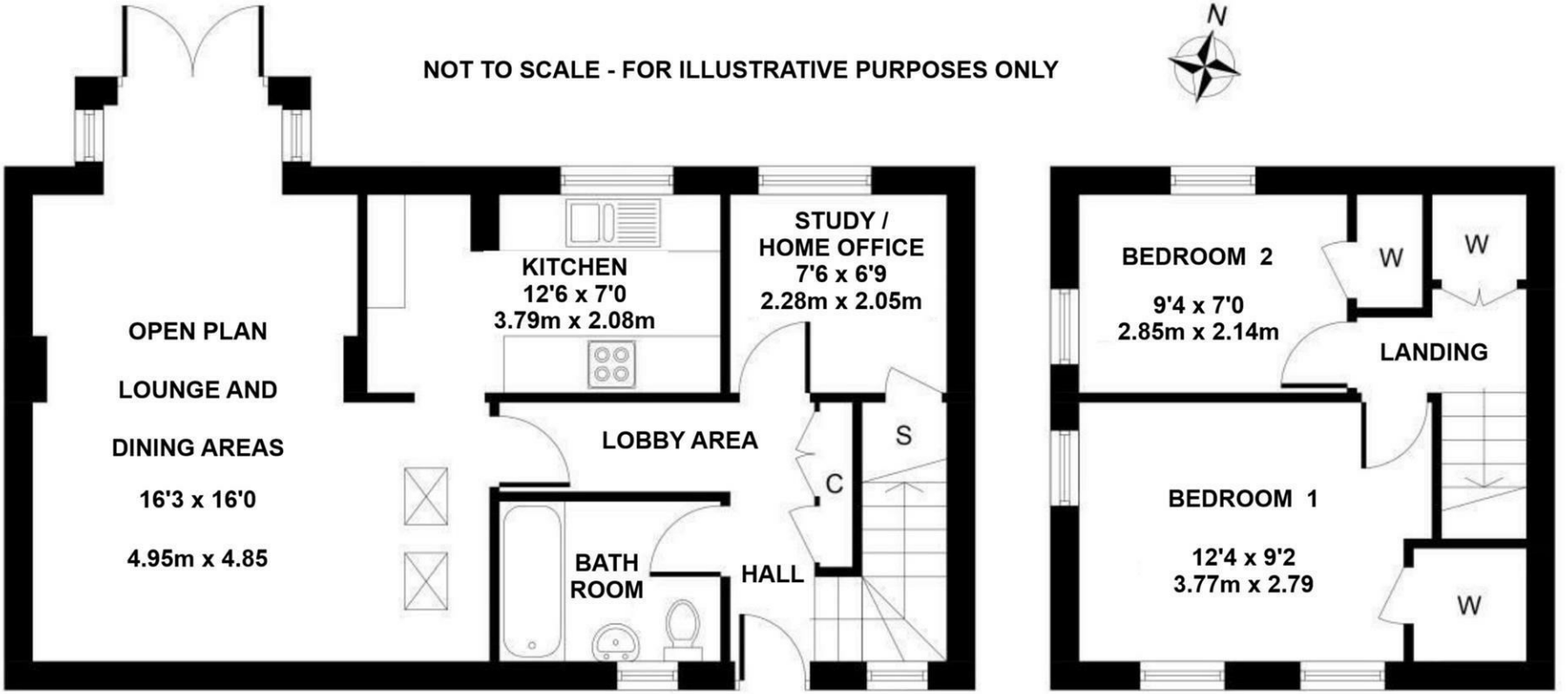
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Turn left into The Paddock and keeping to the right, as you approach the first garages on the right, take the short pathway before the garages that leads to Number 18, 20 and 22. At the end of the short path, the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale board.

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

Council Tax Band **B**







Ground Floor
Approximate Floor Area
536 Sq. ft.
(49.8 Sq. m.)

First Floor
Approximate Floor Area
253 Sq. ft.
(23.5 Sq. m.)

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.

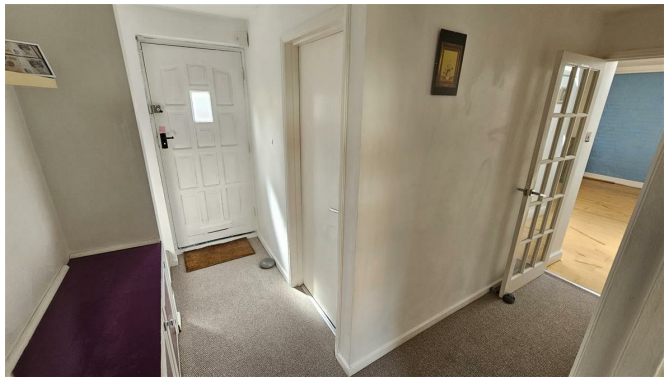
1st January 2026

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.





Hardwood entrance door into the

HALLWAY

L-shaped, bright hall featuring built-in floor lockers for shoes and a recessed coat alcove. New electric circuit board with surge protection as well as a new carpet. Equipped with recessed LED spotlights, leading to the bathroom on the left, study straight ahead, and living room/diner around the corner.



OPEN PLAN DINING LOUNGE

16'3 x 16'0 (4.95m x 4.88m)

featuring engineered wood flooring and double glazed double-doors to the garden. The dining section has two skylights, overhead spotlights, room for a family table and an archway into the kitchen. The white-painted lounge area has space for soft seating and includes TV, phone, and Ethernet outlets.









KITCHEN
12'6 x 7'0 (3.81m x 2.13m)
Galley layout with granite effect worktops and soft-close storage. Features an AEG electric oven, grill, AEG 4-ring electric hob, extractor, plumbing for a washing machine, and a 1.5-bowl stainless steel sink overlooking the garden. Finished with slate-effect splashback tiles and overhead spotlight arrays. A further preparation area with cupboards under and over. Wall mounted cupboard housing the Worcester Bosch combi boiler.





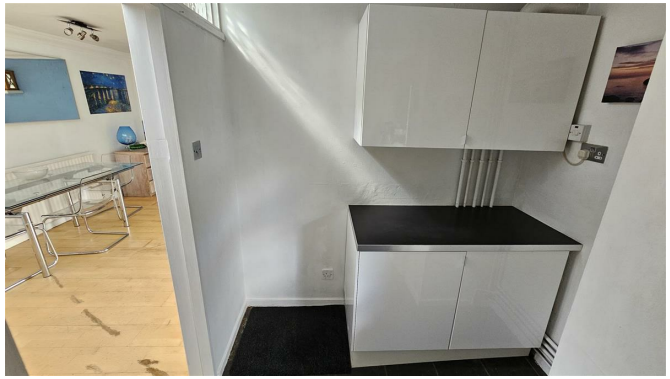






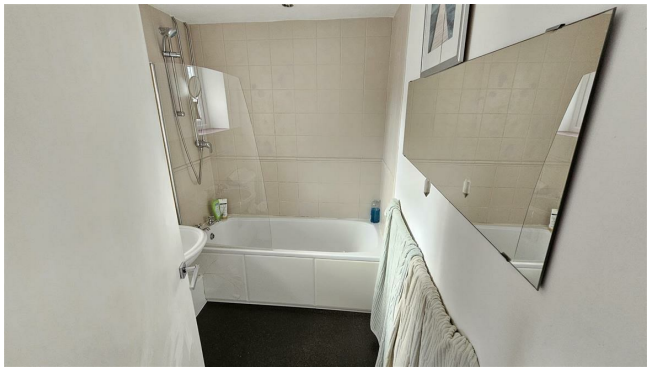
STUDY / HOME OFFICE
7'6 x 6'9 (2.29m x 2.06m)
with a double glazed window overlooking the rear garden, a useful under-stairs storage cupboard and a central heating radiator.











GROUND FLOOR BATHROOM
with a three piece suite comprising a panelled bath with screen and shower over, a low flus W.C. and a pedstal washbasin. Recessed lighting and a frosted double glazed window to the front.

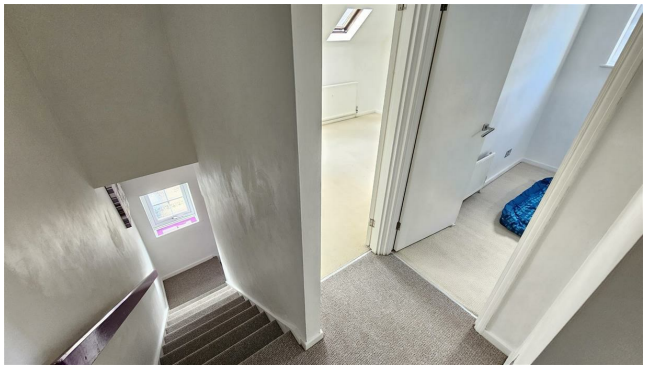
LANDING
from the hallway, newly carpeted stairs rise to the first floor landing, with a useful and large storage cupboard.

BEDROOM 1
12'4 x 9'2 (3.76m x 2.79m)
with a central heating radiator and a double glazed window to the side. Two velux windows to the front and a useful cupboard over the stairs. Recessed lighting.











BEDROOM 2
9'4 x 7'0 (2.84m x 2.13m)
with a central heating radiator and a double glazed window to the side. A velux window to the rear and a useful built-in wardrobe. Recessed lighting.

OUTSIDE - FRONT
To the front of the property is a small and southerly facing courtyard frontage with a bbq stand.











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OUTSIDE - REAR

The rear garden is a wonderful haven of peace... private and fully enclosed with an extensive patio area, artificial lawn, slate-chip borders, head-high timber fencing and a retaining old wall, with a mature tree for shade... idyllic!











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OUTSIDE - THE GARAGE

The GARAGE for the property is the pale green painted one to the right of the three garages... closest to the path.

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Steve Pritchett

Please contact us for a FREE discussion on our services

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akerspritchett.com

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Critical Illness
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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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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!