



Hammond
Property Services

FOR SALE

01949 87 86 85

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**17 KENDAL ROAD, CROPWELL BISHOP, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 3DX**

£260,000

17 KENDAL ROAD, CROPWELL BISHOP, NOTTINGHAMSHIRE NG12 3DX

Just have a read through of what this one has to offer... a new home in an old shell!

First of all... presented in a 'ready to move into condition'... immaculate... recently decorated throughout, new doors, new sockets and switches and with new carpets... and the wet underfloor-heating system to the ground floor, with the most private and sunny garden at this price range? A composite entrance door leads into the open plan living / dining room, with the integrated breakfast kitchen overlooking the garden with bi-fold doors to the extended patio area. To the first floor is the landing, the three bedrooms and the beautiful Family Bathroom. The outdoor landscaping has created off street parking and easy maintenance to the front and a very established and private westerly facing rear garden - a wonderful haven for those who enjoy peace, quiet and birdsong with the sound of trickling water from the fishpond feature!

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.

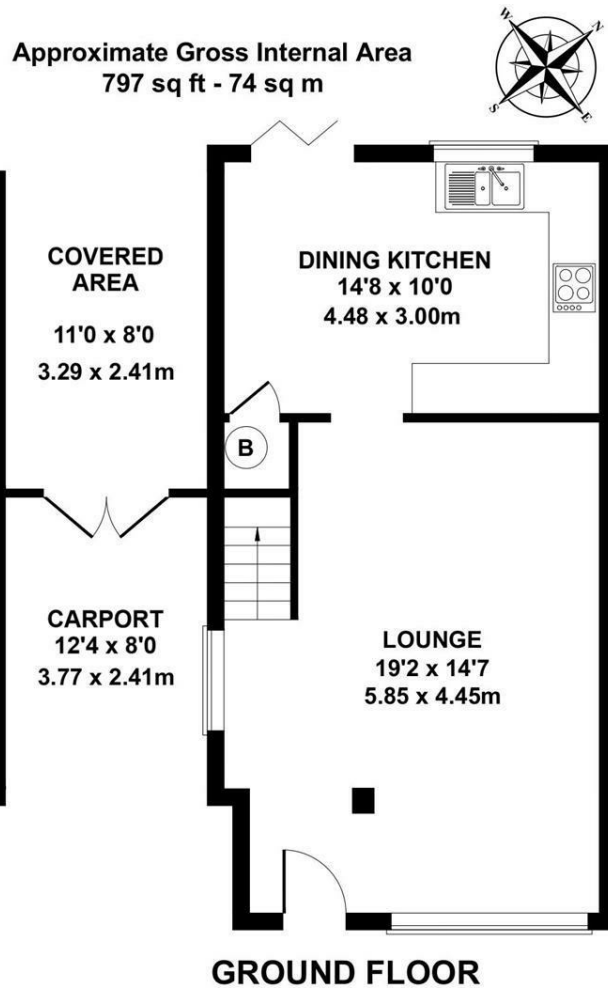
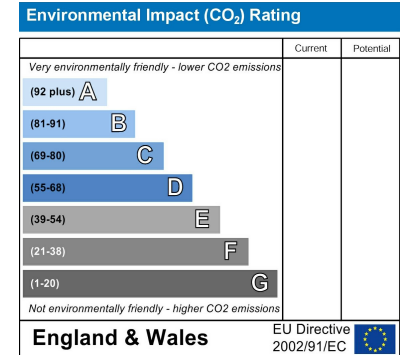
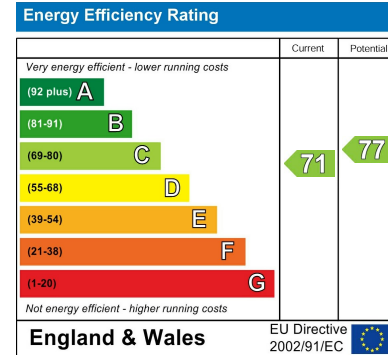
The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and estate, which holds a wonderful range of events throughout the year. The large village of Bottesford (11 miles away) is well served with shops, a deli, local Pub, Doctors, a dentist, several sports clubs, a village library & a wine bar. Meanwhile the local market town of Bingham is well served by public transport including a railway station on the Nottingham to Grantham rail line.



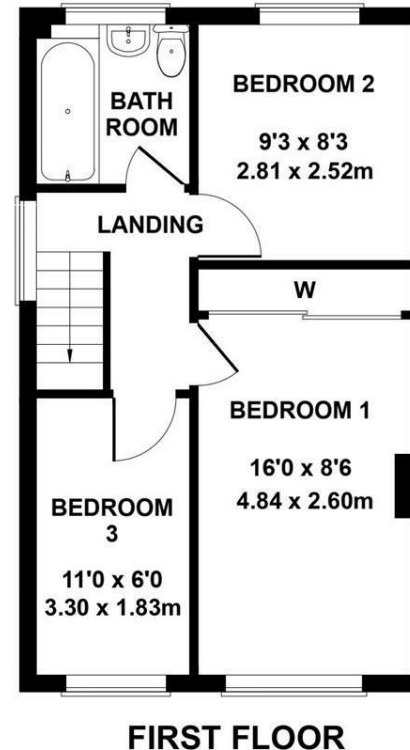
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road and continue to Saxondale Island. Take the second exit signposted Leicester (A46). Turn off the A46 as signposted 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. With The Cheques Inn on your right, turn left onto St Giles Way and foloow the road around to the right onto Kendal Road and this particular property will then be found on the left, clearly denoted by the Hammond Property Services For Sale sign.

Council Tax Band **B**

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



Not to Scale.
For Illustrative Purposes Only.



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

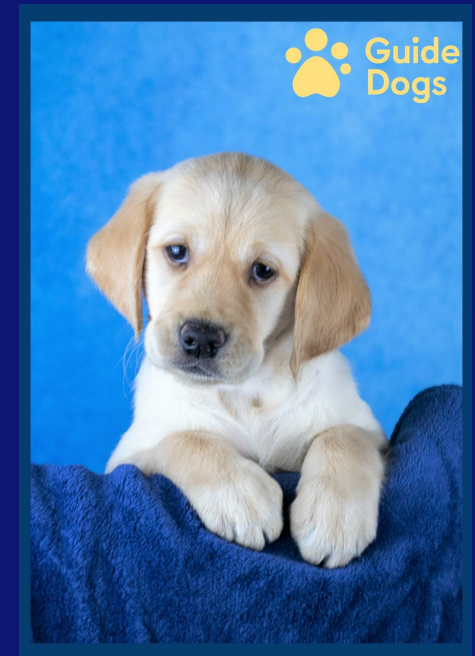
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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 WET UNDERFLOOR-HEATING SYSTEM TO THE GROUND FLOOR AND ALL OF THE MADE-TO-MEASURE FITTED SHUTTERS WILL BE INCLUDED.

Composite entrance door into the

OPEN PLAN LIVING / DINING ROOM

19'2 x 14'7 (5.84m x 4.45m)

a light and airy room with a central heating radiator and double glazed windows to the front and side elevations. Tiled flooring and recessed lighting. Feature decor walls.





BREAKFAST KITCHEN

14'8 x 10'0 (4.47m x 3.05m)

with a continuation of the tiled flooring. Fitted with a modern range of clean line wall, base and drawer units, butcher's block work surfaces and matching upstands, one and a half bowl sink unit and swan-head mixer tap, NEFF Induction Hob, NEFF electric oven under and extractor hood over, washing machine, integrated fridge and freezer, recessed lighting, Husky temperature controlled wine-fridge, double glazed bi-fold doors to the extended patio area of the rear garden. Central heating radiator and under-stairs cupboard.





LANDING

with a double glazed window to the side and timber doors to all rooms. Access to the loft with pull-down ladder.

BEDROOM 1

16'0 x 8'6 (4.88m x 2.59m)
with a central heating radiator and a double glazed window to the front. Fitted sliding and mirror fronted wardrobes with shelving and hanging.





BEDROOM 2

9'3 x 8'3 (2.82m x 2.51m)
with a central heating radiator and a double glazed window to the rear.

BATHROOM

with suite comprising shaped panelled bath (h & c contemporary style mixer with separate shower fittment and handset over), pivot shower screen, pedestal wash basin, a low flush W.C. with tiling to the wet areas, an obscure double glazed window. Chrome central heating towel radiator.





BEDROOM 3

11'0 x 6'0 (3.35m x 1.83m)
with a central heating radiator and a double
glazed window to the front.

OUTSIDE - FRONT

The outdoor landscaping has created off street
parking and easy maintenance to the front with
a grassed area behind a retaining wall with
plenty of shrubs and plants providing both
texture and colour. A covered car port area with
secure gates leads into the further covered
area... which opens out into the





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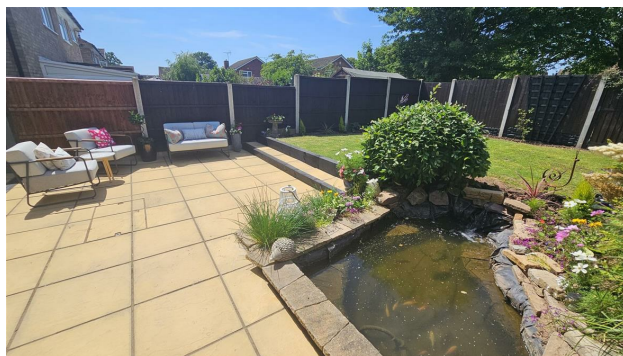
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BINGHAM'S COMMUNITY ESTATE AGENT



OUTSIDE - REAR

landscaped and very established private and westerly facing rear garden - a wonderful haven for those who enjoy peace, quiet and birdsong with the sound of trickling water from the fishpond feature! Fully enclosed with well-maintained timber fencing, mature borders, extended patio area with plenty of seating areas for al fresco dining during those balmy summer evenings. Sensibly, an outside tap has been fitted. Open views across the rear with mature trees and foliage.





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!

