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FOR SALE

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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





12 WELLAND GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YH

OFFERS OVER £300,000

12 WELLAND GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YH

This modern four bedroom semi-detached family home is located on one of Bingham's most popular developments and is situated just a mile from the vibrant town centre and only a stone's throw from Toot Hill Secondary School; no excuse for being late for Morning Registration!

Enter the property into the spacious entrance hall with stairs leading to first floor level and adjoining home office / playroom and a separate WC. Leading from the hallway is the generously proportioned kitchen / breakfast room that forms the very heart of this stylish home. With contemporary styled floor and wall mounted kitchen units with dark granite effect work tops with integrated sink with feeder tap, gas hob and electric oven with brushed steel extractor above. The kitchen has an integral dishwasher and washing machine / tumble dryer combo. Double glazed double doors lead out onto the patio area and garden beyond.

To the first floor, and accessed from the central landing area the property has a spacious lounge / sitting room with Juliet balcony overlooking the rear of the property and a double bedroom with access into the Jack and Jill bathroom. This family bathroom comprises a panelled bath, WC and pedestal sink. Additionally to the first floor is an airing cupboard.

To the second floor the property has a further two double bedrooms and a third single. The master bedroom has a large integrated cupboard / wardrobe and a contemporary styled en-suite shower room comprising a corner cubicle shower, pedestal sink and WC. Additionally the second floor has a spacious family bathroom with panelled bath, W.C., pedestal sink and a central heating radiator.

To the exterior the property has a side driveway giving access to the detached single garage to the front. To the rear is a larger than average garden with an extended patio which is perfect for al fresco dining during those balmy summer evenings. A further patio has been perfectly placed from which to enjoy the rays of the setting sun.

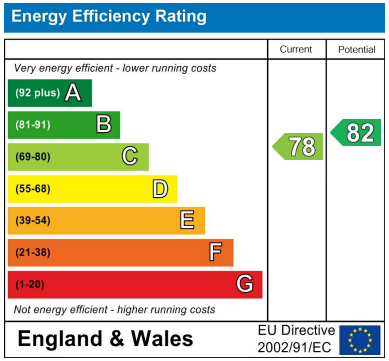


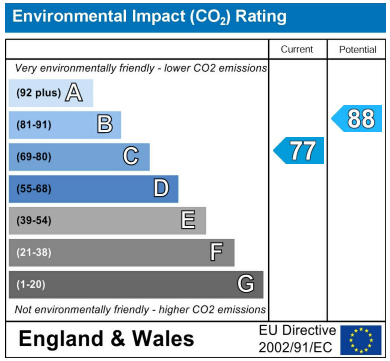


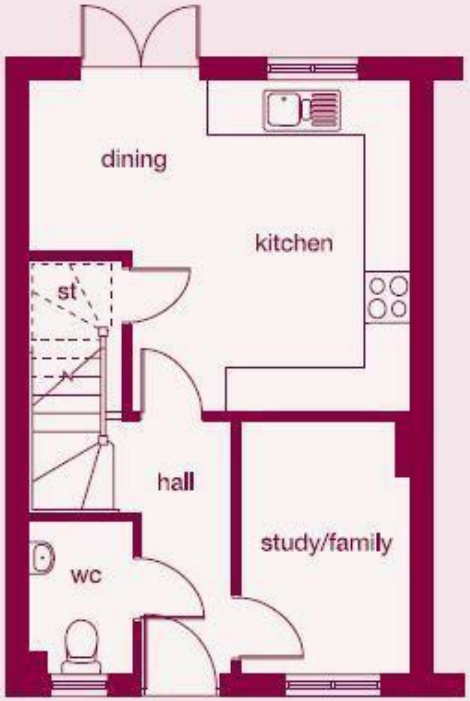
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third left into Nene Way. Follow the road as it swings left and then turn right into Welland Gardens. Follow Welland Gardens around to the right and the property will be found on your right hand side clearly denoted by our Hammond Property Services For Sale sign.

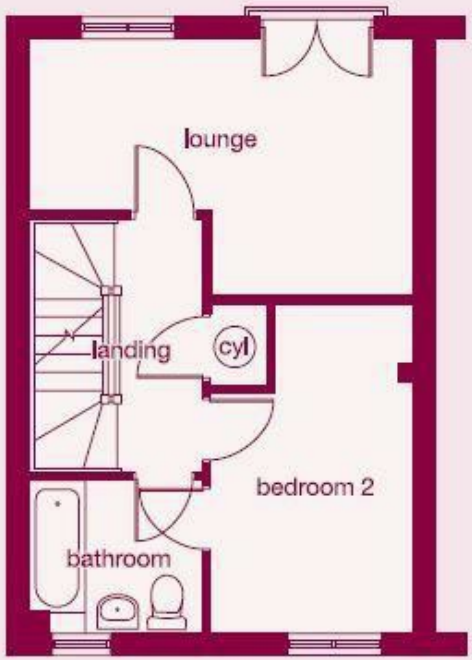
For Sat Nav use Post Code; **NG13 8YH**

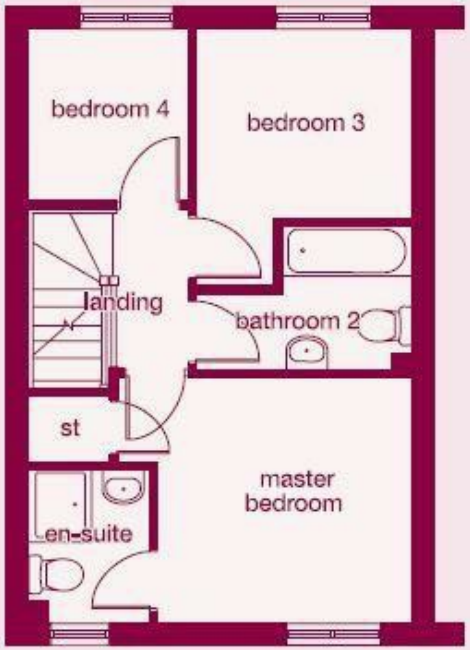
Council Tax Band **D**











Ground Floor
room dimensions:

kitchen	3.704m max x 4.310m max	12'2" x 14'2"
dining	2.354m x 2.171m min	7'9" x 7'1"
study/family	2.270m x 3.311m	7'5" x 10'10"
wc	1.350m x 1.951m	4'5" x 6'5"

First Floor
room dimensions:

lounge	5.010m x 3.327m max	16'5" x 10'11"
bedroom 2	2.690m x 4.233m max	8'10" x 13'11"
bathroom	2.228m max x 1.951m	7'4" x 6'5"

Second Floor
room dimensions:

master bedroom	3.339m min x 3.184m max	10'11" x 10'5"
en-suite	1.578m x 2.009m	5'2" x 6'7"
bedroom 3	2.762m x 2.439m	9'1" x 8'0"
bedroom 4	2.155m x 2.228m	7'1" x 7'4"
bathroom 2	2.762m x 1.905m max	9'1" x 6'3"

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

RECEPTION HALL
with staircase to the first floor and under stairs cupboard. Central heating radiator.

LARGE DINING KITCHEN
Range of neutral white units with complementary wood effect wall units. Stainless steel single drainer sink unit with one and half bowl and mixer tap, integrated appliances including fridge, freezer, oven, four ring gas hob with extractor. Built in automatic washing machine / dryer combo and dishwasher. Down lighters to ceiling, tiled flooring and rear access double doors to the patio area the rear garden. Very useful and large understairs pantry.











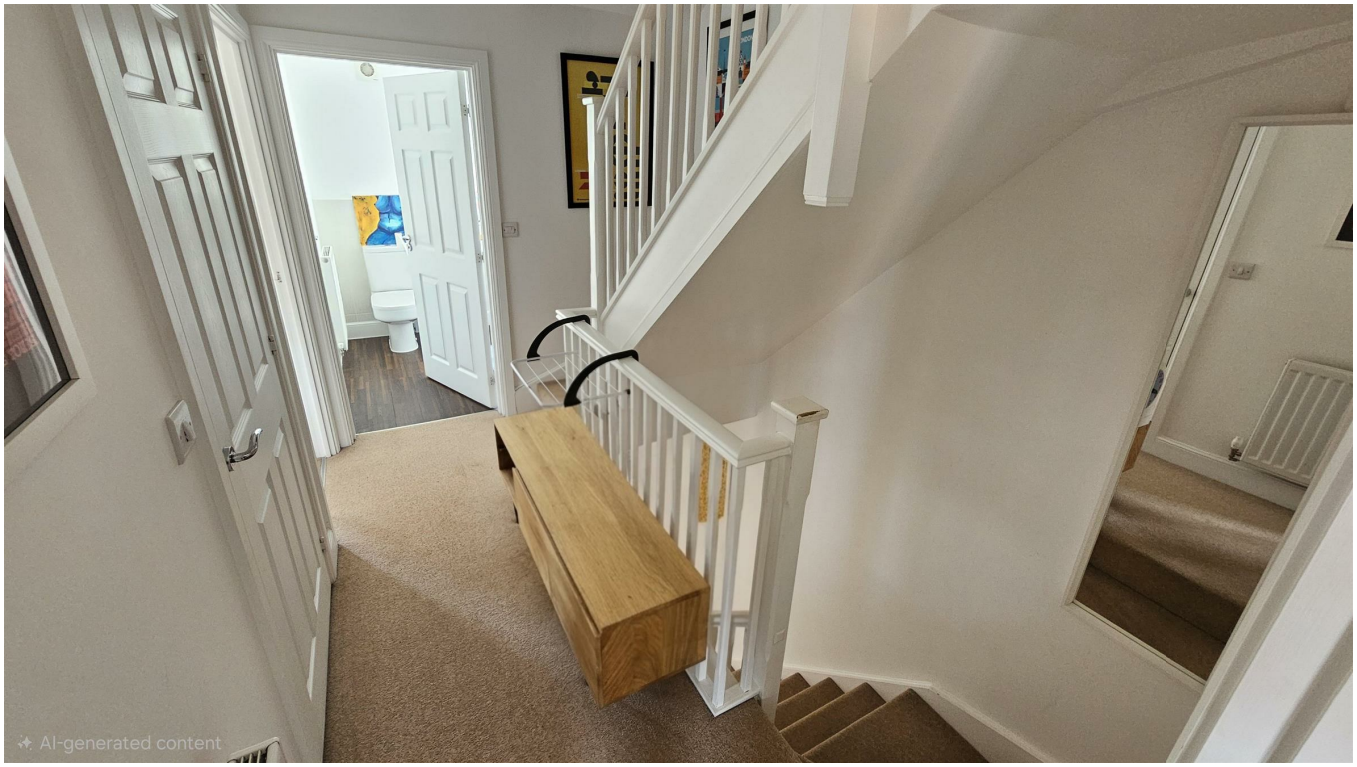
CLOAKROOM
with two piece suite comprising low flush W.C. and pedestal wash hand basin. Central heating radiator.

STUDY / HOME OFFICE OR PLAYROOM
11'0 x 7'6 (3.35m x 2.29m)
Double glazed window to the front elevation and central heating radiator.

FIRST FLOOR LANDING











LOUNGE
16'6 x 11'0 (5.03m x 3.35m)
Central heating radiator and double glazed window and double doors leading to the Juliet balcony overlooking the rear garden.







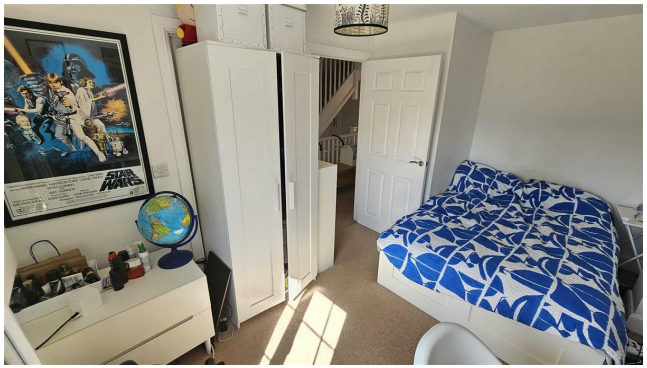




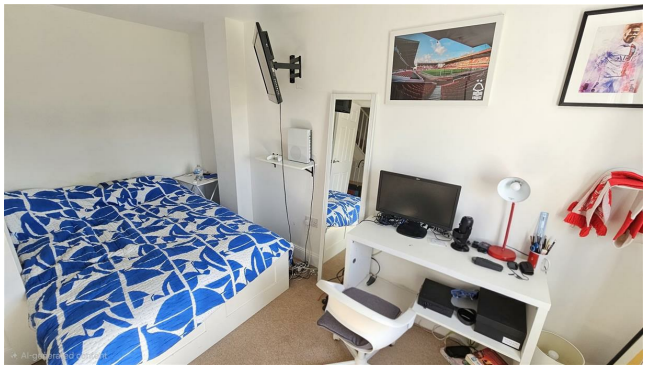
BEDROOM 2
14'0 x 9'0 (4.27m x 2.74m)
With wardrobe recess, double glazed window to the front, radiator and access to;

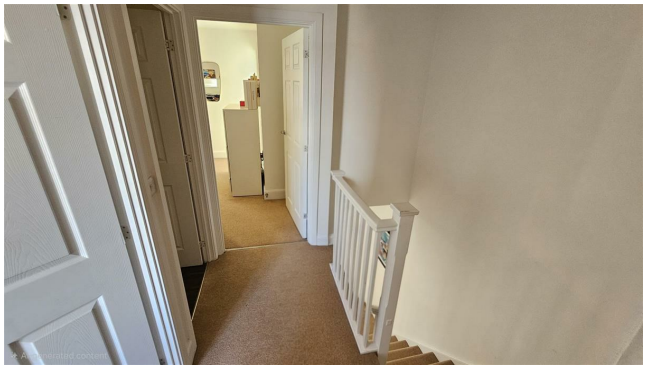
JACK & JILL / EN-SUITE BATHROOM
Panelled bath, pedestal hand wash basin and low level W.C. Radiator.











SECOND FLOOR LANDING
with radiator and loft access.

BEDROOM 1
11'0 x 10'6 (3.35m x 3.20m)
with mirror fronted wardrobe. Double glazed window to the front, very large over stairs deep wardrobe cupboard with hanging, radiator and access to;

EN-SUITE SHOWER ROOM
Shower cubicle with shower, pedestal hand wash basin and low level WC.











BEDROOM 3
9'0 x 8'0 (2.74m x 2.44m)
Central heating radiator and double glazed window to the rear.

BEDROOM 4
7'4 x 7'0 (2.24m x 2.13m)
Central heating radiator and double glazed window to the rear.

SECOND FLOOR BATHROOM
Panelled bath with shower over and screen, pedestal hand wash basin and low level WC. Radiator.

OUTSIDE - FRONT
Externally to the front of the property there is a neat planted area. To the side of the property is a driveway providing off road parking and leading to a single garage.









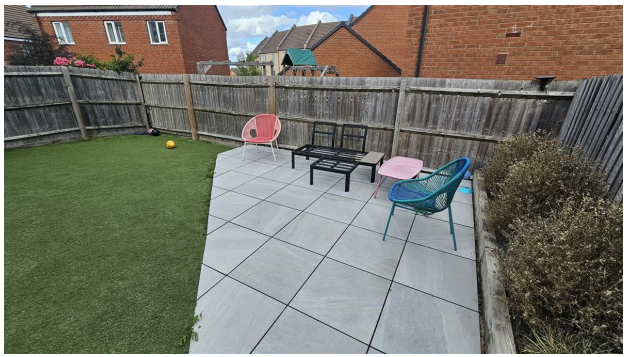


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OUTSIDE - REAR

To the rear is a larger than average garden with an extended patio which is perfect for al fresco dining during those balmy summer evenings. A further patio has been created from which to catch the rays of the setting sun at the end of a busy day and to enjoy the drops of Merlot.











Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

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PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
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Protection for:
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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!