



45 Bingham Road, Radcliffe on Trent,
Nottingham, NG12 2FY

Guide Price £699,995

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Double Fronted Home
- An Excellent Opportunity for Refurbishment
- Breakfast Kitchen, Conservatory
- Four Double Bedrooms
- Mature 0.23 Acre Plot
- Period Features Throughout
- Three Reception Rooms Plus Study
- Utility & GF W/C
- Bathroom Plus En Suite
- No Chain

Set just a short stroll from the heart of the village, this beautiful Victorian double-fronted detached home exudes timeless elegance and charm. Once the residence of a local doctor, it stands on a generous plot of nearly a quarter of an acre, offering an exceptional sense of space, privacy, and tranquillity.

Rich in character, the property showcases a wealth of period features including high ceilings and intricate cornicing, decorative ceiling roses and exposed beams. The well-planned accommodation is notably spacious, comprising four generous bedrooms, including a principal suite with en-suite provisions, and three versatile reception rooms plus a dedicated study - perfect for family life, entertaining, or working from home.

The plot is a particular feature of the property and includes established gardens to the front and rear, extending to approximately 0.23 acres overall and including driveway parking and a larger than average single garage.

Viewing is highly recommended!

ACCOMMODATION

The front door opens into a welcoming central reception hallway.

ENTRANCE HALL

With stairs that rise to the first floor and doors opening into two front reception rooms, the dining kitchen, and the drawing room.

SITTING ROOM

The sitting room is positioned at the front of the property and features a stone fireplace surround, with a bay window to the front that incorporates a charming window seat.

MUSIC ROOM

Mirroring the sitting room, on the right-hand side of the hall, the music room offers a decorative fireplace set within a beautiful marble surround with a tiled hearth, as well as a bay window to the front, adding to the room's appeal.

DRAWING ROOM

A large space with room for both a very large dining table and a seating area. This room is enhanced by a decorative fireplace with a wood surround and tiled hearth, which is complemented by the exposed wood beams in the ceiling.

CONSERVATORY

The Amdega conservatory, located at the rear of the house, provides a wonderful connection between the kitchen and drawing room, accessed via double doors from both. With wood flooring and sail blinds to the roof windows, the conservatory enjoys beautiful views over the garden and has patio doors that open onto the garden patio creating a fantastic space for indoor/ outdoor entertaining.

KITCHEN/ BREAKFAST ROOM

The spacious dining kitchen is equipped with a range of base and wall wood units, a double oven, CDA integrated dishwasher, integrated microwave, and a 4-ring gas CDA hob. The one-and-a-half bowl sink with mixer tap and filtered water tap adds to the kitchen's functionality, and a spacious walk-in larder provides excellent storage. A large fitted cabinet in the dining area further enhances storage options, and there is ample space for a dining table.

STUDY

The study is perfect for home working, with ample space for a desk and ancillary office furnishings.

UTILITY ROOM

The utility room is well-equipped with fitted units, two under-counter spaces for white goods, space for a stacked washing machine and tumble dryer as well as a freestanding fridge, and a one-and-a-half bowl sink.

GROUND FLOOR W/C

The cloakroom contains a wash hand basin and WC.

FIRST FLOOR LANDING

The staircase rises to a spacious and bright landing, which leads to the four bedrooms and the bathroom.

PRIMARY BEDROOM & EN SUITE

The primary bedroom is located at the rear of the property and offers expansive views over the garden. The room is very large and features an impressive range of fitted wardrobes covering two walls, including a dressing table with a mirror. The en-suite facilities within the room include a shower, a wash hand basin with a vanity cupboard beneath, and a WC.

BEDROOM TWO

A double bedroom at the front of the property with fitted wardrobes.

BEDROOM THREE

A double bedroom at the front of the property with fitted wardrobes.

BEDROOM FOUR

The fourth bedroom, another double bedroom, is located at the rear of the property, overlooking the garden.

BATHROOM & SEPARATE W/C

The bathroom, which was fitted four/FIVE years ago, features a tiled floor, a wash hand basin set within a vanity unit providing excellent bathroom storage, a bathtub. A separate walk-in shower with both rainfall and handheld shower heads also benefits from an inset shelf and shower stool. A large, fitted cupboard houses the water tank. Next to the bathroom is a separate WC.

GARDENS, DRIVEWAY, GARAGE

Situated in a fabulous plot extending to almost a quarter of an acre, the property enjoys delightful gardens to both the front and rear, offering a wonderful outdoor space for relaxation and enjoyment.

The front garden, set behind a traditional brick wall with pedestrian gate and path leading to the front door, is predominantly laid to lawn and is complemented by mature planting, creating a welcoming first impression. To the side, vehicular access is provided via a shared entryway and driveway with the neighbouring property, providing parking space for at least three cars. The drive leads to a garage, which is wider than a standard single garage, and is equipped with an electric garage door. To the rear of the garage is a versatile store cum garden room, providing additional space for outdoor storage or leisure use.

The rear garden is beautifully tiered, with a formal garden directly behind the house. This area includes a charming patio seating space, perfect for outdoor dining or relaxation, and a mature planted border to the left, which is home to primroses, daffodils, a red robin, and a plum tree. A second patio area lies further along, overlooking the lower garden, providing another peaceful spot to enjoy the views.

A path leads down the right-hand side of the rockery to the lower garden, which is laid to lawn and offers a large greenhouse, ideal for gardening enthusiasts. This section of the garden also features fruit trees, including both eating and cooking apples, providing a fruitful addition to the landscape. Both the brick-built garden store, that sits to the right-hand side of the rockery, and the greenhouse are equipped with electricity, adding practicality to the already stunning outdoor space. The entire garden provides an idyllic setting, perfect for enjoying the outdoors in both tranquillity and style.

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

SERVICES

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler that was fitted two years ago, located in the larder. None of the services or appliances have been tested by the agent.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

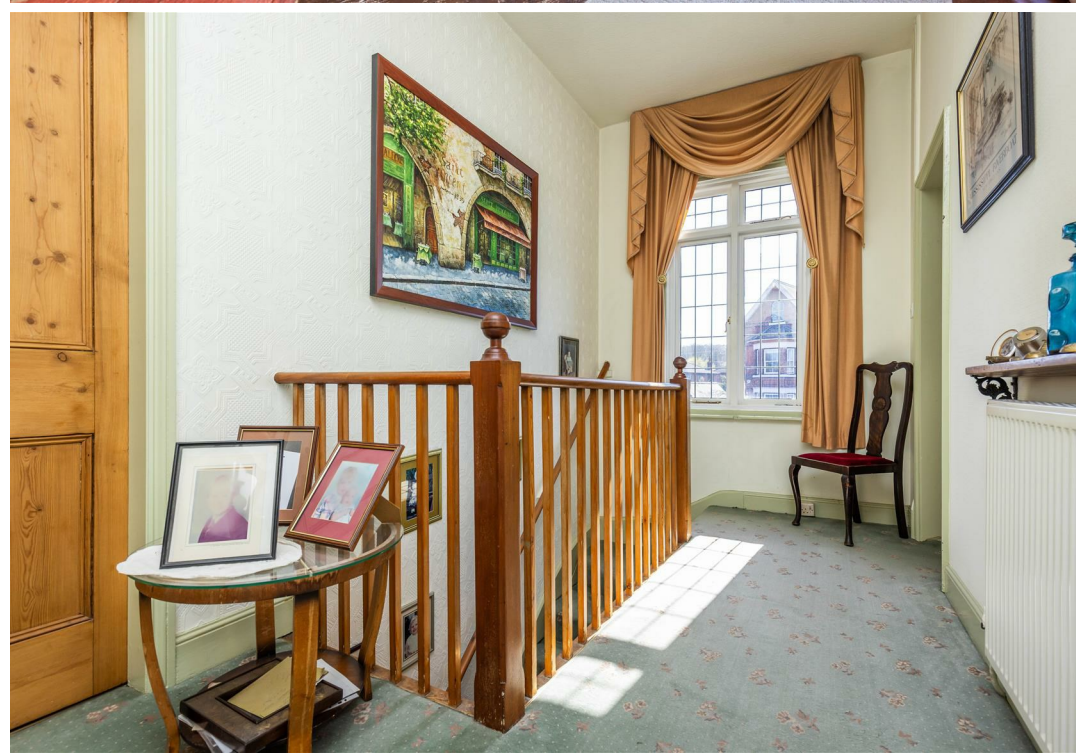
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>











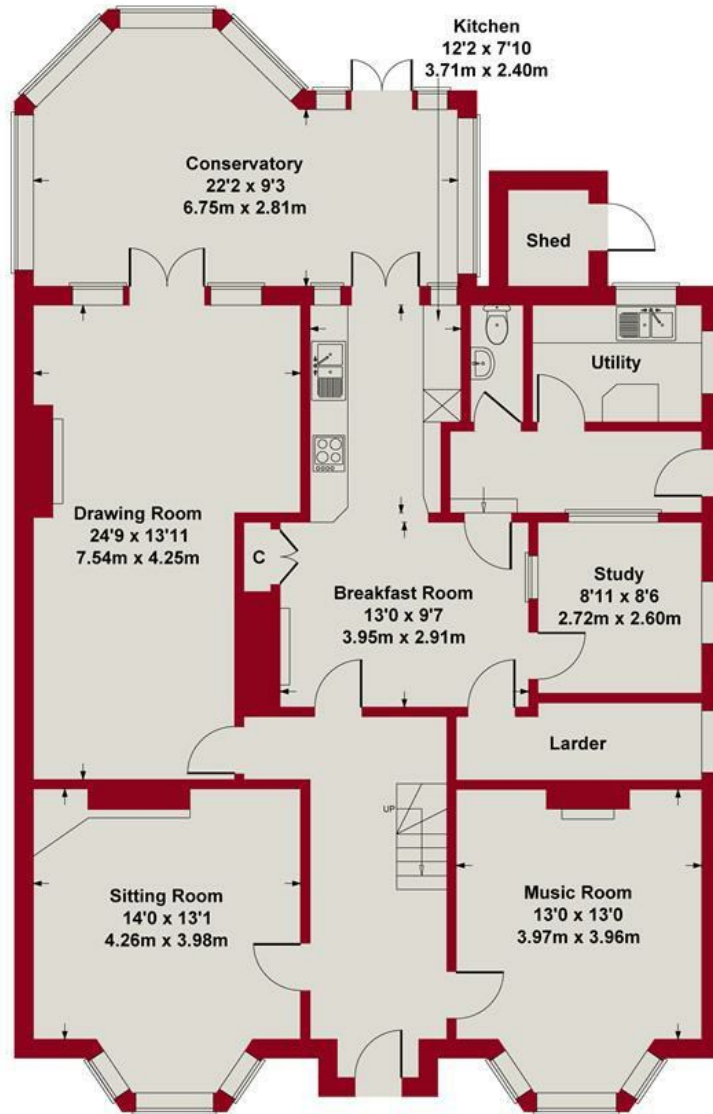




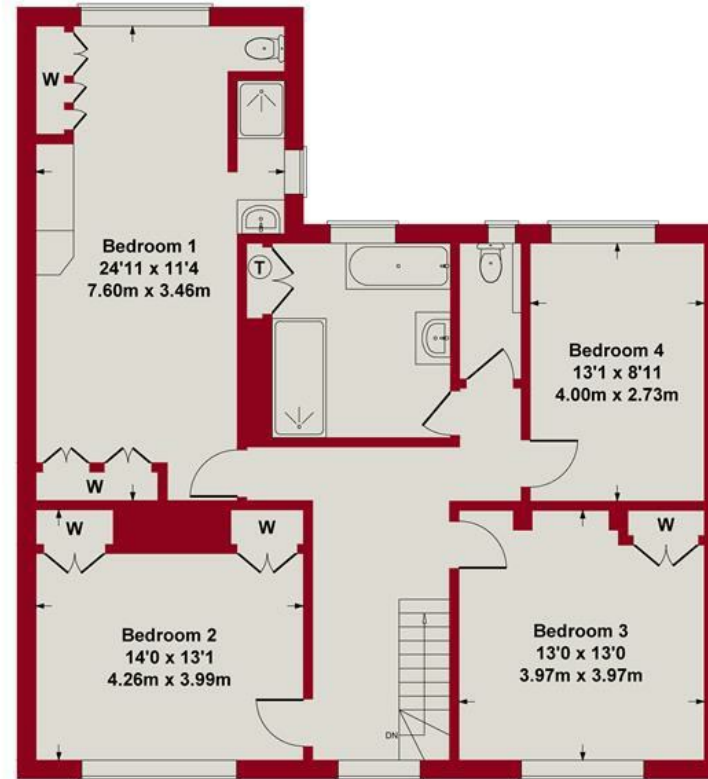




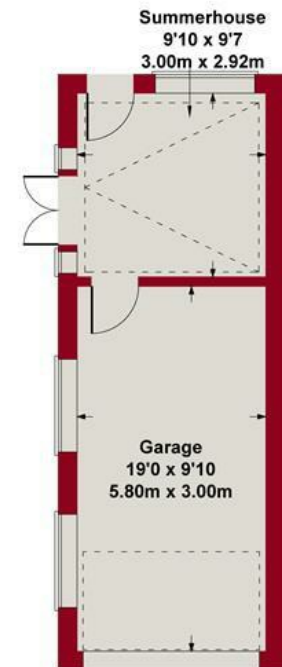
**Approximate Gross Internal Area
2851 sq ft - 265 sq m (Excluding Garage)**



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

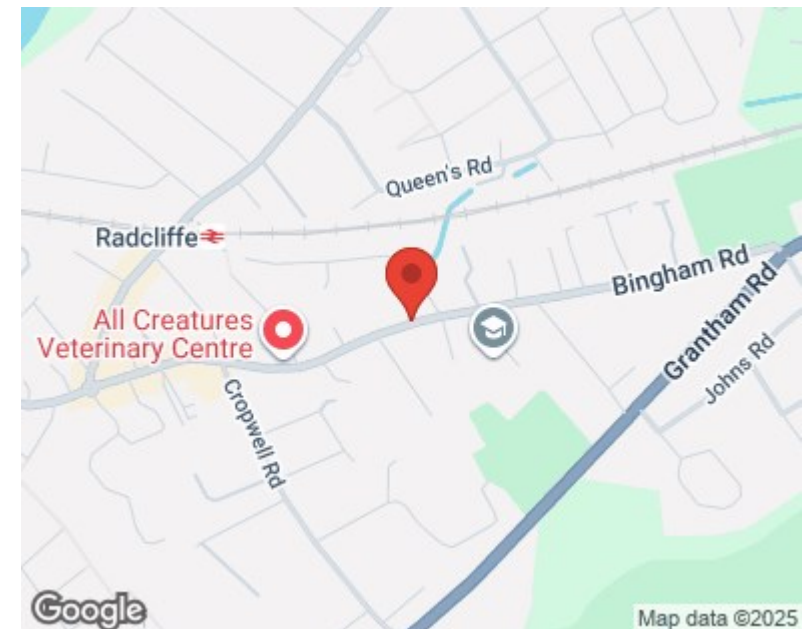
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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