



**2 Lamcote Gardens, Radcliffe on Trent,
Nottingham, NG12 2BS**

Guide Price £525,000
Tel: 0115 9336666

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

- Extended Detached Bungalow
- Lounge with French Doors
- Lovely Conservatory
- Bathroom plus En-suite
- Ample Driveway, Double Garage
- Central Location
- Kitchen
- 4 Bedrooms (3 Double)
- Prime Corner Plot
- Attractive Established Gardens

An excellent opportunity to acquire this surprisingly spacious detached bungalow, ideally situated in a convenient location close to village amenities. Nicely presented and extended to create a generous living space, the property features a welcoming entrance hall and an expansive lounge with two sets of French doors opening onto the rear garden.

The fitted kitchen flows into a lovely conservatory, offering delightful views over the garden. Accommodation includes four bedrooms – three of which are doubles – along with a stylish family bathroom and a modern en-suite shower room.

Occupying a prominent corner plot, the property benefits from ample driveway parking, an attached double garage, mature landscaped gardens, and a useful brick-built store. Early viewing is strongly advised to fully appreciate the space, presentation, and prime location of this impressive home.

ACCOMMODATION

A composite entrance door with glazed side panels leads into the entrance hall.

ENTRANCE HALL

An L shaped entrance hall with tiled flooring, a coved ceiling, a central heating radiator and doors into the lounge and the kitchen.

KITCHEN

Fitted with a range of white fronted base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset 1.5 bowl single drainer sink with mixer tap and built-in appliances including a double oven by AEG with a Zanussi four zone electric hob and chimney extractor hood over. There is an integrated freezer, an integrated refrigerator, a washing machine and dishwasher plus tiled flooring, spotlights to the ceiling, a central heating radiator, a return door into the lounge and a doorway into the conservatory.

LOUNGE

A superbly proportioned reception room with a central heating radiator and an additional wall mounted electric radiator, coved ceiling and two sets of uPVC double glazed French doors onto the rear garden. The focal point of the room is an Adam style fireplace with a decorative timber surround, granite effect insert and hearth housing a coal effect gas fire.

CONSERVATORY

Being part open plan to the kitchen area and of brick and uPVC construction with tiled flooring, double glazed window units, a central heating radiator and two part glazed uPVC double glazed doors leading onto the gardens.

INNER HALLWAY

With an access hatch to the roof space, a Velux skylight, a central heating radiator, coved ceiling and doors to rooms.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, uPVC double glazed windows to the front and side aspects, coved ceiling and fitted bedroom furniture including wardrobes and cupboards for storage.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite including a dual flush toilet and a vanity wash basin with mixer tap and cupboards below. There is a quadrant style shower cubicle with glazed sliding screen and mains fed shower plus tiled flooring, tiling for splashbacks to the walls, a chrome towel radiator, extractor fan and spotlights to the ceiling.

BEDROOM TWO

A double bedroom with coved ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and two fitted double wardrobes.

BEDROOM THREE

A double bedroom with a central heating radiator, coved ceiling and a uPVC double glazed window to the front aspect.

BEDROOM FOUR/HOME OFFICE

With a central heating radiator, coved ceiling and uPVC double glazed windows to both the front and side aspects.

BATHROOM

Fitted in white with a traditional style suite including a close coupled toilet and a pedestal wash basin with mixer tap. There is a panel sided bath with mains fed shower over plus tiling for splashbacks, tiled flooring and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY PARKING & DOUBLE GARAGE

A driveway opens at the front of the plot providing parking for numerous vehicles, in turn leading to the double garage with a metal up and over door and housing the Worcester central heating boiler.

GARDENS

The property occupies a corner plot with established planting to the boundaries and wrought iron gated access at both sides of the property leading to the established rear garden with shaped lawns, paved pathways, established beds and borders and a paved patio seating area accessed from the French doors in the lounge.

GARDEN STORE

A useful detached brick built garden store, formerly a single garage with power and light and a courtesy door onto the rear garden.

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.

COUNCIL TAX

The property is registered as council tax band D.

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:-

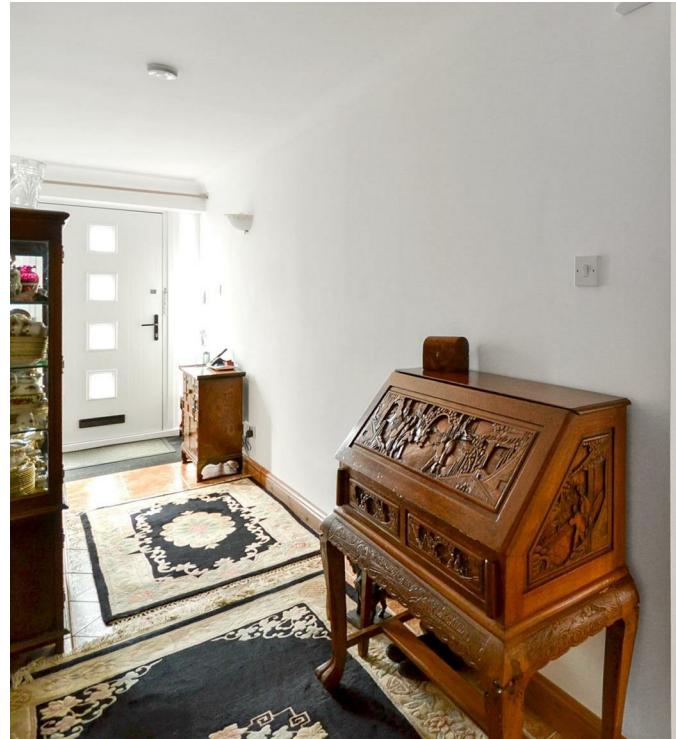
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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

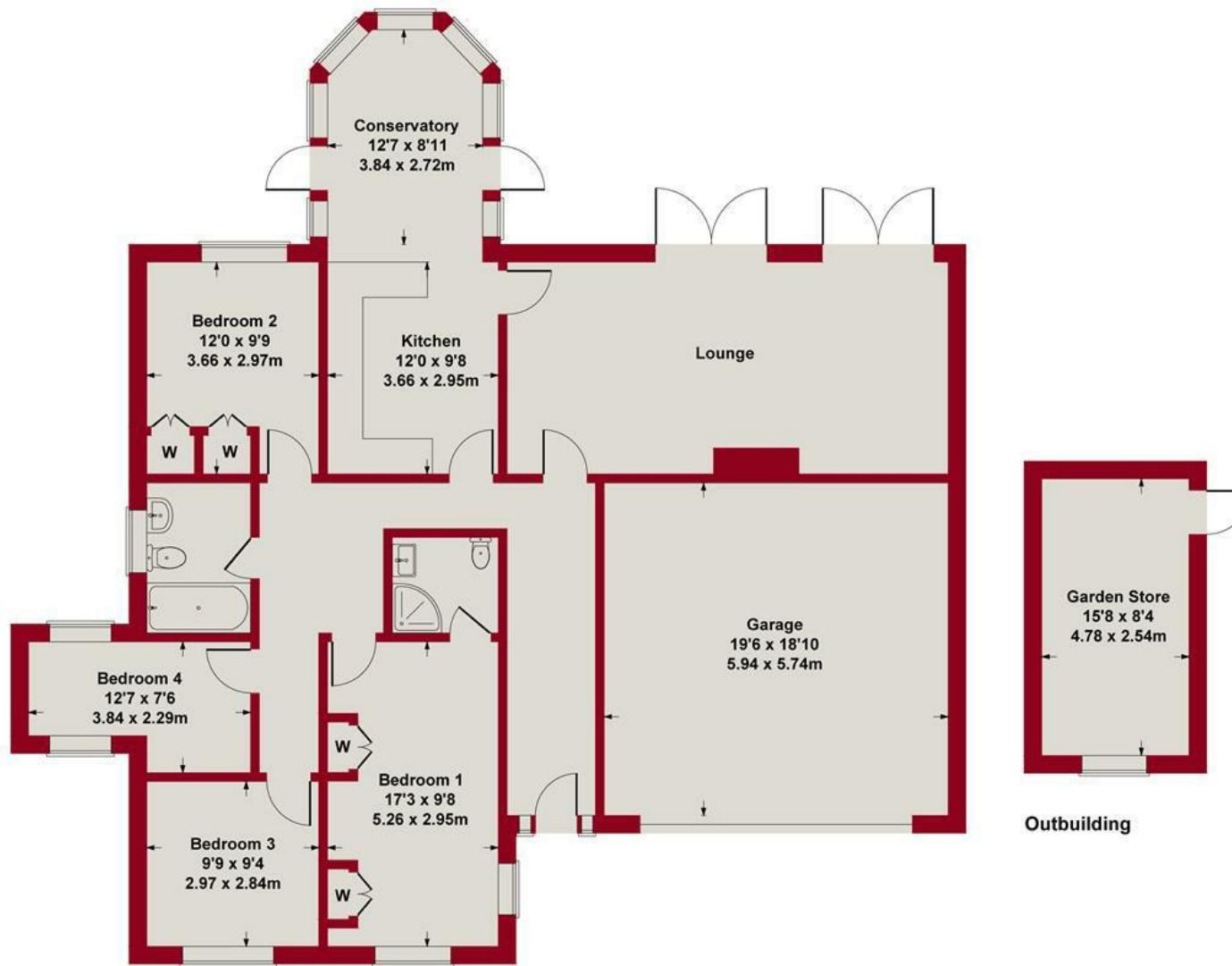








Approximate Gross Internal Area
1459 sq ft - 136 sq m (Excluding Garage)



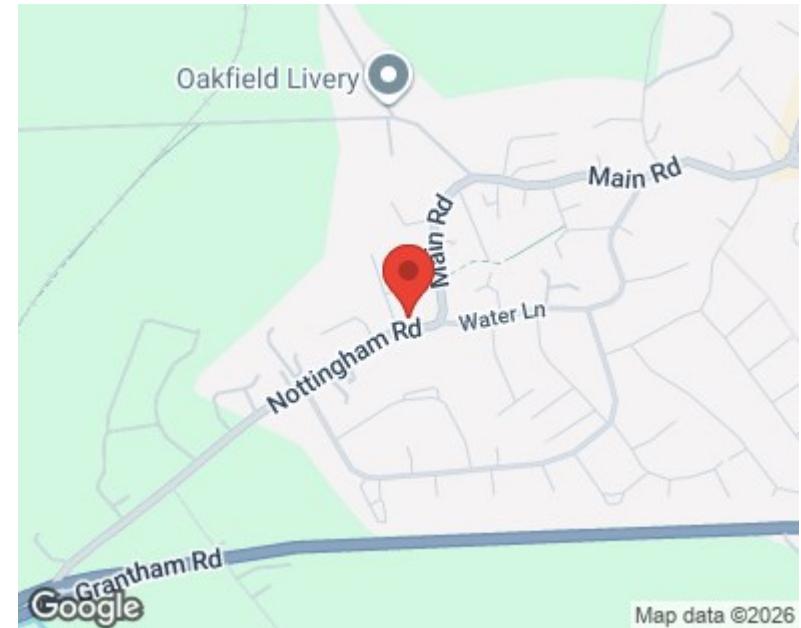
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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			
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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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

