



Hammond
Property Services

FOR SALE

01949 87 86 85

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**66 GRANTHAM ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 2HS**

£255,000

66 GRANTHAM ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2HS

A 2 bedroomed Victorian detached home with a garage and being offered with NO CHAIN to enable a speedy purchase for the right buyer - hence the very sensible asking price.

The property briefly comprises an entrance hall, utility cloakroom / W.C., dining kitchen, garden room / conservatory, feature lounge, first floor landing, two double bedrooms and a very spacious bathroom. To the side is a westerly facing and very private, fully enclosed garden that is laid to lawn, with an extended area of patio for al fresco dining and entertaining with fenced boundaries to enable secure play for little ones or pets.

The closest Bus Stop to travel eastwards towards Bingham is only 36 yards away and to travel westwards to Nottingham, only 200 yards... perfect!

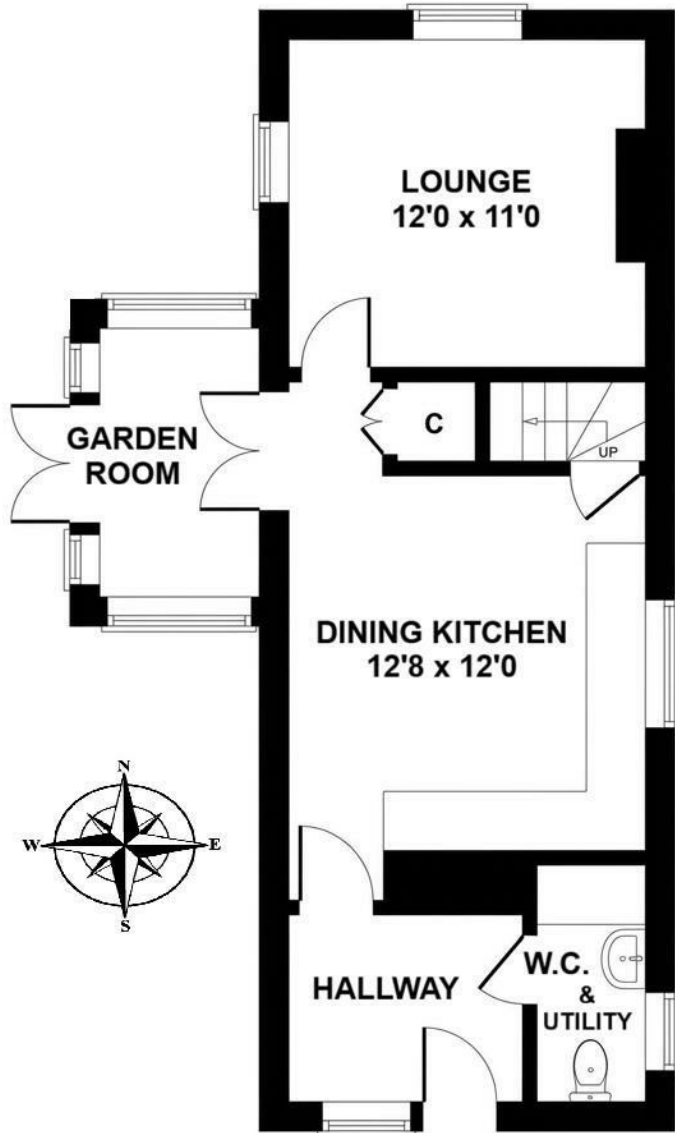
Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

The neighbouring Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.

As many buyers are aware, homes of this calibre in Radcliffe and Bingham are at a real premium – particularly those with such a fantastic and westerly facing sunny garden! With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!



Approximate Gross Internal Area
926 sq ft - 86 sq m



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
42	
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

Council Tax Band **C**

DIRECTIONAL NOTE On leaving the centre of Radcliffe on Trent continue along the Main Road passing the shops and into Bingham Road. At the traffic lights turn left on to the A52 Grantham Road, next right at the corner shop into Woodside Road and then left into Nursery Road, proceed towards the end of the cul-de-sac where the property is found down a short road on the left that leads back on to Grantham Road. Please park on the driveway in front of the garage for your viewing. From Grantham Road, the property is clearly identifiable by our Hammond Property Services for sale board.

For Sat Nav use Post Code: NG12 2HS

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

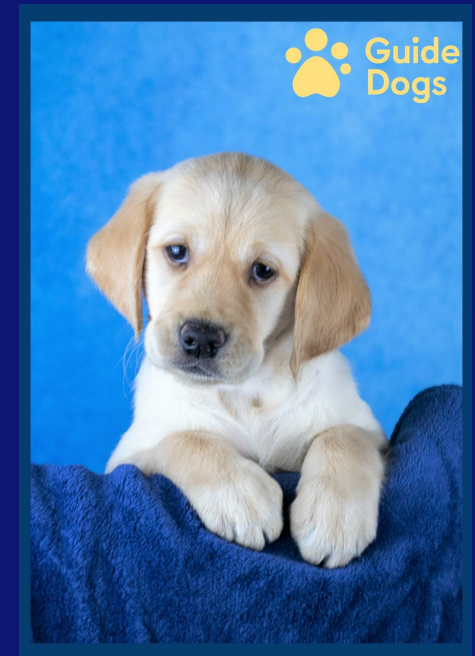
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





WESTERLY FACING & PRIVATE REAR GARDEN

The gardens sit gracefully to the side of the property, entirely enclosed for privacy and accessed via a timber gate at the side. This outdoor retreat has been thoughtfully landscaped to include a patio seating area, gravelled beds, well-planted borders, and a small, neatly shaped lawned area. The patio area has been created as a wonderful haven from which to enjoy al fresco dining during those balmy summer evenings with family and friends... the perfect vantage point from which to enjoy the landscaped gardens and the last drops of Merlot as the rays of the sun disappear over the neighbouring roof tops.



The numerous shrubs, plants and trees provide the colour and texture of a westerly facing, sunny and very private garden. Sensibly, an outside tap has been provided.





A timber and pantiled canopy style entrance porch serves as the introduction to the property, leading via a timber door into the entrance hall.

HALLWAY

This welcoming space is finished with practical tiled flooring and features a central heating radiator along with a uPVC double glazed window. From here, doors provide direct access into both the cloakroom / utility and the dining kitchen.

DINING KITCHEN

12'8 x 12'0 (3.86m x 3.66m)

The dining kitchen is comprehensively fitted with a range of base and wall cabinets incorporating cupboards and drawers, which are complemented by rolled-edge work surfaces and tiled splashbacks.



✦ Al-generated content

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It comes equipped with an inset single drainer sink with a mixer tap and a suite of integrated appliances that includes a dishwasher, microwave, electric oven, and a four ring gas hob with an extractor hood positioned above. Space for fridge / freezer. Tiled flooring runs throughout the entire space, which also benefits from a central heating radiator and uPVC double glazed windows to two elevations. The room contains a door leading to the lounge, glazed doors opening into the conservatory, and a final door revealing a staircase that rises to the first floor, complete with useful under-stairs storage below.



GARDEN ROOM / CONSERVATORY

Stepping through the kitchen's double doors brings you to the garden room, which is of brick and timber construction, complete with tiled flooring and glazed double doors that open out onto the gardens.





LOUNGE

12'0 x 11'0 (3.66m x 3.35m)

The adjacent lounge is a well-proportioned, dual-aspect reception room filled with natural light from uPVC double glazed windows to the front and side aspects. It features a central heating radiator and a focal feature fireplace with a marble-effect insert and hearth housing a gas fire. Storage cupboards to both sides of the fireplace.

CLOAKROOM / W.C.

Completing the ground floor layout is this highly useful room which is fitted with a low-level W.C. and a pedestal wash basin. The space includes a fixed worktop with plumbing and space beneath for appliances (a washing machine?) and is finished with a uPVC double glazed obscured window.





FIRST FLOOR LANDING

The staircase leads up to the first-floor landing, which features a secondary glazed window to the side aspect and a central heating radiator.

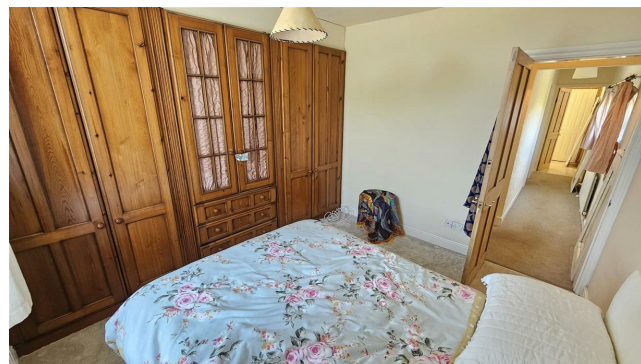
BEDROOM 1

11'0 x 9'0 (3.35m x 2.74m)

a double bedroom featuring a uPVC double glazed window, a central heating radiator, and an excellent range of wall-to-wall fitted wardrobes with ample shelving and hanging space as well as drawers.

BATHROOM

beautifully fitted with a traditional style suite. This includes a pedestal wash basin with individual hot and cold taps and a striking freestanding roll-top claw-foot bath, featuring both a handheld mixer shower and an additional mains-fed shower behind a glazed shower screen. The space is enhanced by tiling around the bath area, a low flush W.C., a central heating radiator, and a uPVC double glazed obscured window, alongside a practical built-in storage cupboard fitted with internal shelving.





BEDROOM 2

12'8 x 8'6 (3.86m x 2.59m)

also a double bedroom, offers a secondary glazed window looking out to the side aspect and is equipped with a central heating radiator.

OUTSIDE - FRONT & GARAGE

At the front of the plot sits a block-paved driveway that provides off-road parking and leads directly to the single brick-built garage. Two small, brick-built outbuildings are also conveniently located on the edge of this driveway area.



OUTSIDE - REAR GARDEN

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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!

