



Northcote House

45 BINGHAM ROAD

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45 Bingham Road,
Radcliffe-On-Trent, NG12 2FY

Set just a short stroll from the heart of the village centre is this beautifully presented Victorian, double-fronted detached home that exudes timeless elegance and charm. Formerly a doctor's residence, the property occupies a generous plot approaching a quarter of an acre, offering both space and serenity in equal measure.

Steeped in character, the home showcases an array of original features including high ceilings, cornicing, ceiling roses, and exposed beams. Inside, the accommodation is impressively proportioned, featuring four spacious bedrooms, including a primary suite with en-suite fixings, alongside four versatile reception rooms in addition to a study—ideal for family living, entertaining, or working from home.

A rare opportunity to own a home of such stature and warmth, combining traditional allure with contemporary practicality in such fabulous proximity to the village amenities.





Step Inside

The front door opens into a welcoming central reception hallway with stairs that rise to the first floor and doors opening into two front reception rooms, the dining kitchen, and a the drawing room.

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

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.









To the rear of the sitting room is the drawing room, a very 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.

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.







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.

From the kitchen, doors lead into a study and a rear hall with a cloakroom and utility area. The study is perfect for home working, with ample space for a desk and ancillary office furnishings. 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. The cloakroom contains a wash hand basin and WC.



And so to bed...

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

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 ensuite facilities within the room include a shower, a wash hand basin with a vanity cupboard beneath, and a WC.





The bathroom, which was fitted four 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.





The second and third bedrooms, both well-proportioned double rooms, are located at the front of the property and feature fitted wardrobes. The fourth bedroom, another double bedroom, is located at the rear of the property, overlooking the garden.





Gardens

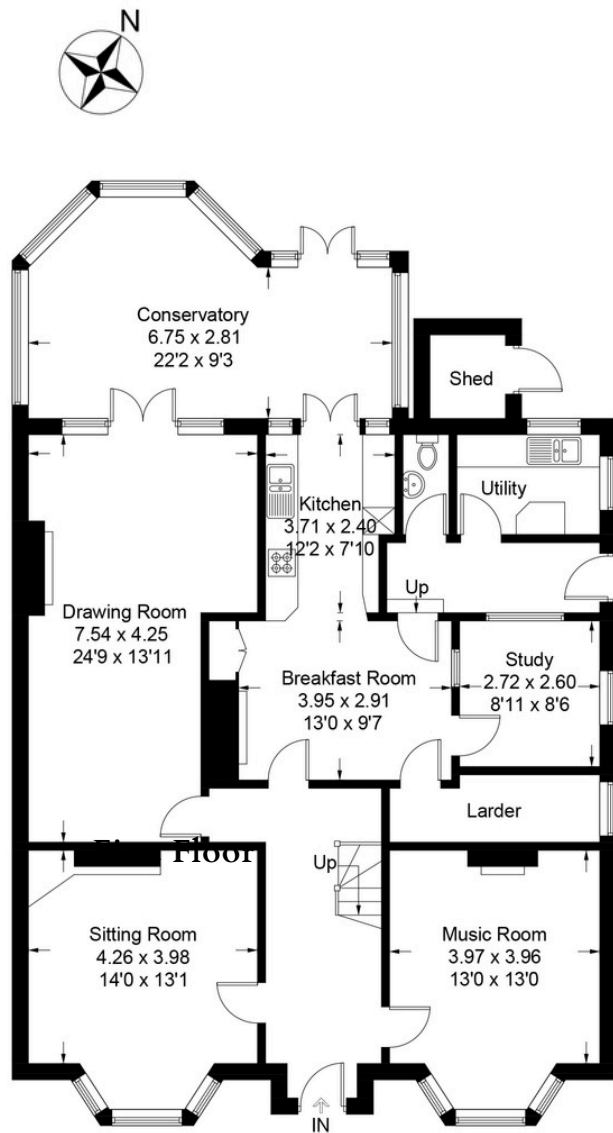
Situated in a fabulous plot extending to almost a quarter of an acre, the property enjoys delightful gardens to both the front and rear, offering a wonderful outdoor space for relaxation and enjoyment.

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.

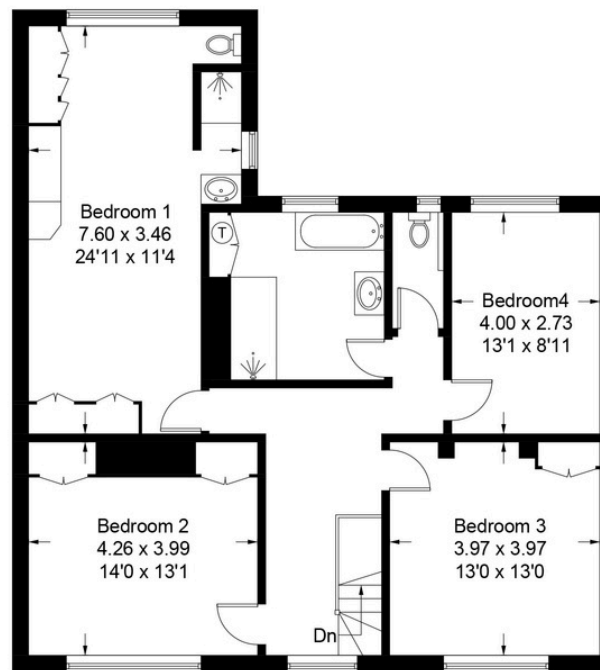
A path leads down the right-hand side of the rockery to the lower garden, which is laid to lawn and offers a large greenhouse, ideal for gardening enthusiasts. This section of the garden also features fruit trees, including both eating and cooking apples, providing a fruitful addition to the landscape. 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.



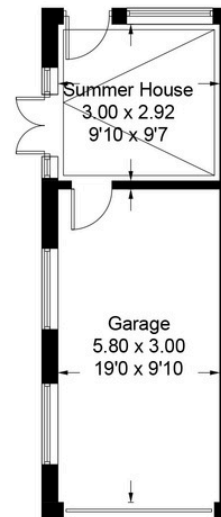


Ground Floor

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



First Floor



(Not Shown In Actual
Location / Orientation)

Floorplan

Approximate Gross Internal Area:

253.3 sq m / 2726 sq ft

Internal Area: 29.5 sq m / 317 sq ft

Internal Area: 282.8 sq m / 3043 sq ft

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.

Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Rushcliffe Borough Council

Council Tax Band: G

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 59 | D

EPC Rating Potential: 79 | C



Digby & Finch

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