



120 Bingham Road  
RADCLIFFE-ON-TRENT

# 120 BINGHAM ROAD

Radcliffe-On-Trent, Nottinghamshire, NG12 2GT

Wonderfully located within the sought after village of Radcliffe on Trent, this fabulous detached three bedroom home offers beautiful living accommodation over two floors with stunning interior design choices and high ceilings befitting of the properties period.

During the current vendors tenure the ground floor of the property has been remodelled to form a formal sitting room and open plan living, dining kitchen that spans the entire rear of the property overlooking the large rear garden. The property also benefits from excellent external space with a large driveway, rear garden and garage with yard accessed via the A52 at the rear.





# welcome home

The front door opens into an expansive welcoming entrance hall with stairs benefitting from stunning handmade handrail rising to the first floor, wood effect LVT flooring and doors leading to the sitting room at the front and living, dining kitchen at the rear. A further door provides access to a cloakroom fitted with wash hand basin and WC. A bespoke cupboard in the cloakroom houses the boiler.

The sitting room at the front of the property benefits from a beautiful bay window with slat blinds overlooking the front garden. A gas fire set within a wood fire place surround provides a wonderful focal point to the room and adds to the cosy atmosphere complimented by the carpeted floors.





Spanning the rear of the property is the semi vaulted, L-shaped kitchen, dining and living room with exposed brick feature wall.

The kitchen itself is fitted with Wren light grey modern shaker base and wall cabinetry set under Quartz grey speckled worktops and complimented by brushed stainless steel handles. Fitted appliances include NEFF double oven and four ring induction hob set under extractor fan as well as an Electrolux full height built in fridge. A double Belfast sink with mixer tap over is perfectly set under the kitchen window over looking the rear garden.

A large island provides more storage as well as providing breakfast bar, dining seating for six seats. Patio doors open from this side of the room onto the garden patio at the rear.

There is separate bar area with further cabinetry and worktop space with an undercounter wine fridge.

The remainder of this room is carpeted creating a cosy large second sitting room creating a lovely open communal space all the family can enjoy together.

A door leads from the kitchen area to a useful utility room on the side of the house with undercounter space for multiple white goods, freestanding fridge/ freezer and stainless steel sink with draining board.

## sleeping quarters

Stairs rise to the wonderful, bright and open first floor landing which provides access to the properties three bedrooms and family bathroom.

The primary bedroom is a very large double located to the front of the property, benefitting from a wall of fitted wardrobes and leaving plenty of space for ancillary bedroom furniture.

The second bedroom is another extremely generous double benefitting from lovely views over the rear garden, whilst the third is a large single/small double located to the front.

Renovated 2 years ago, the family bathroom is a beautiful, stylish space with fantastic feature tile flooring a complimentary shower tiles. The room is fitted with a walk in shower with rainfall and handheld shower heads, bath with telephone shower head, wash hand basin with vanity, WC and extra tall towel radiator.





## grounds & gardens

The property is approached from the front by a block paved driveway providing parking for at least 3 vehicles, leading to the front door.

At the rear of the property is a fantastic rear garden showcasing a brand new terrace patio area with room for a large BBQ and extensive seating. A gravel stone path leads down the garden through the lawn to a second patio half way down providing a further seating area, past the putting green and to the garage at the rear. The garden is adorned with raised box planters and mature planting along the borders to either side.

Accessed via a gated entrance on the A52/ Grantham Road at the end of the garden is a fantastic yard providing further parking or workspace whilst providing vehicular access to the double garage with up and over door.





## local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants. The village enjoys good road access via the A52 to the A46 Fosse Way. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler. 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

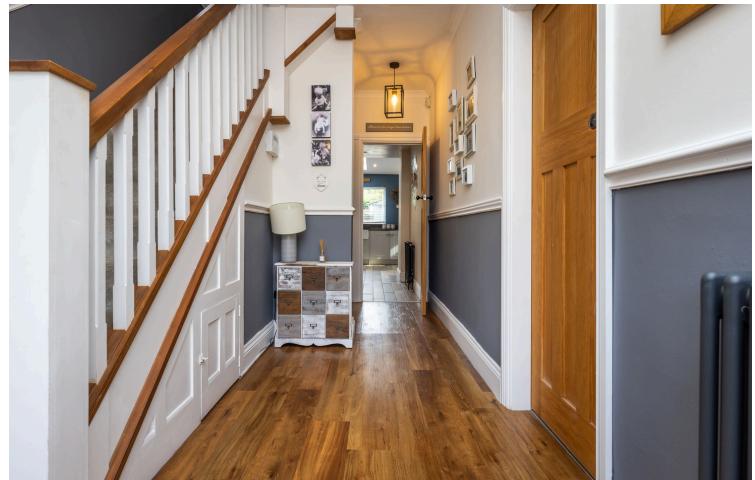
**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** D

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 65 | D

**EPC potential:** 78 | C

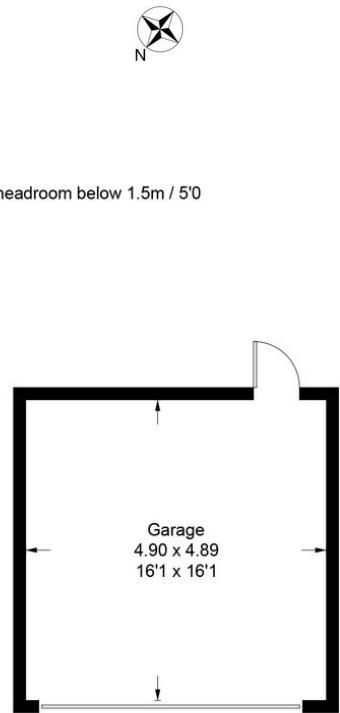
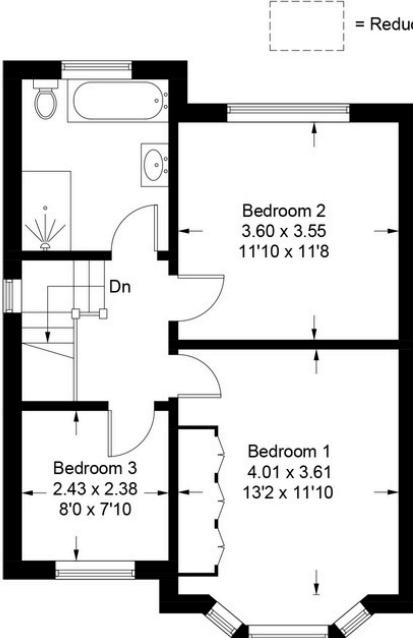
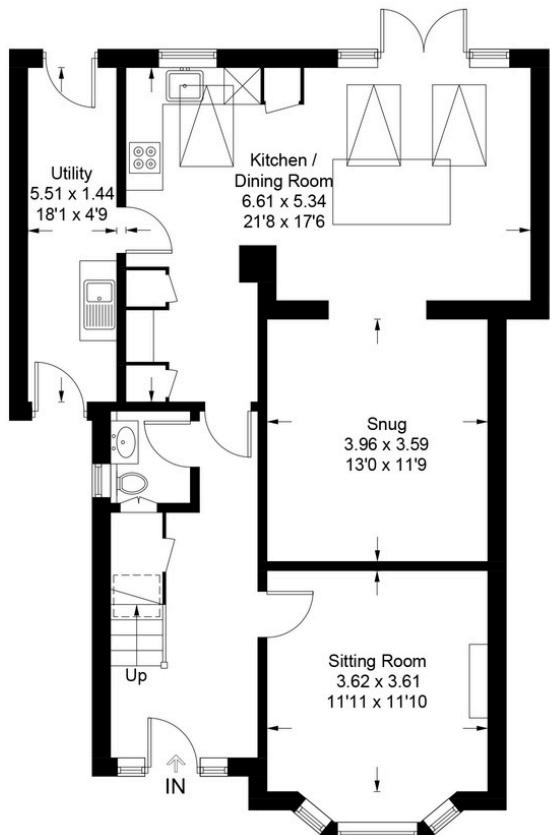


# Floorplan

Approximate Gross Internal Area = 131.4 sq m / 1414 sq ft

Garage = 24.0 sq m / 258 sq ft

Total = 155.4 sq m / 1672 sq ft



(Not Shown In Actual  
Location / Orientation)

**Ground Floor**

**First 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.



# Digby & Finch

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