

35 Bingham Road  
RADCLIFFE ON TRENT

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RADCLIFFE-ON-TRENT, NG12 2FY

**Offering glorious gardens, easy access to local amenities and generous living accommodation, this four bedroom family home is ripe for future owners to infuse their own personality throughout. Two reception rooms, a garden room and the kitchen make up the ground floor with the four bedrooms and family bathroom located on the first and second floors. There is plentiful parking, a double garage and a truly beautiful garden to the rear.**

The front door opens into a reception hallway with stairs rising to the first floor. To the front of the property is a wonderful formal living room with a bay window to the front. The room retains excellent privacy due to the hedge along the front border. A gas fireplace with ornate surround provides the perfect focal point to the room.

Leading behind the staircase, which benefits from an understairs storage cupboard, the reception hall provides access to the secondary reception room. Currently used as a snug with cast iron decorative fireplace, this room could alternatively make a lovely formal dining room.







Heading towards the rear of the property is a kitchen, fitted with a range of base and wall units under wood worktops. The 1 and a half bowl sink with draining board is perfectly located under the window overlooking a patio to the side, whilst an alcove with feature brickwork houses the Lesiure cuisine master 100 range oven. There is also undercounter space for a dishwasher.

The kitchen leads into a rear hallway the provides access to the larder, fitted with pantry shelving and benefitting from under counter space for a washing machine and tumble dryer, the ground floor cloakroom with wash hand basin and WC, and the garden room to the rear. An external door provides access to the rear garden.

Overlooking the garden with a wonderful picture window is the garden room with tiled flooring housing the hot tub.



## the first floor

The first floor landing provides access to two bedrooms and a very large family bathroom.

The principal bedroom is located to the front of the property, benefiting from a wall of built in wardrobes with dressing table. The second bedroom is a fair-sized double with lovely views over the rear garden.

Completing the first-floor accommodation is the expansive family bathroom fitted with a bathtub, shower, his and her's pedestal wash hand basins and a WC.

Stairs rise again to a second-floor landing where two further bedrooms can be accessed. The first is a well proportion double with eves storage and built in cabinetry, whilst the second with skylight is a large single or smaller double.





## gardens

To the front of the property is a large driveway, with hard standing and graveled areas providing parking for at least 4 vehicles. This leads to a double garage that benefits from electricity and a rear door that provides easy access to the garden.

Directly to the rear of the property is a large patio that overlooks the beautiful garden, perfect for outdoor entertaining or relaxing. Steps descend from the patio to the lawn that rises towards the rear where there is a summer house. Various planted beds and shrubs adorn the garden creating a truly glorious outdoor space.

## 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.

## services

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

Tenure: Freehold

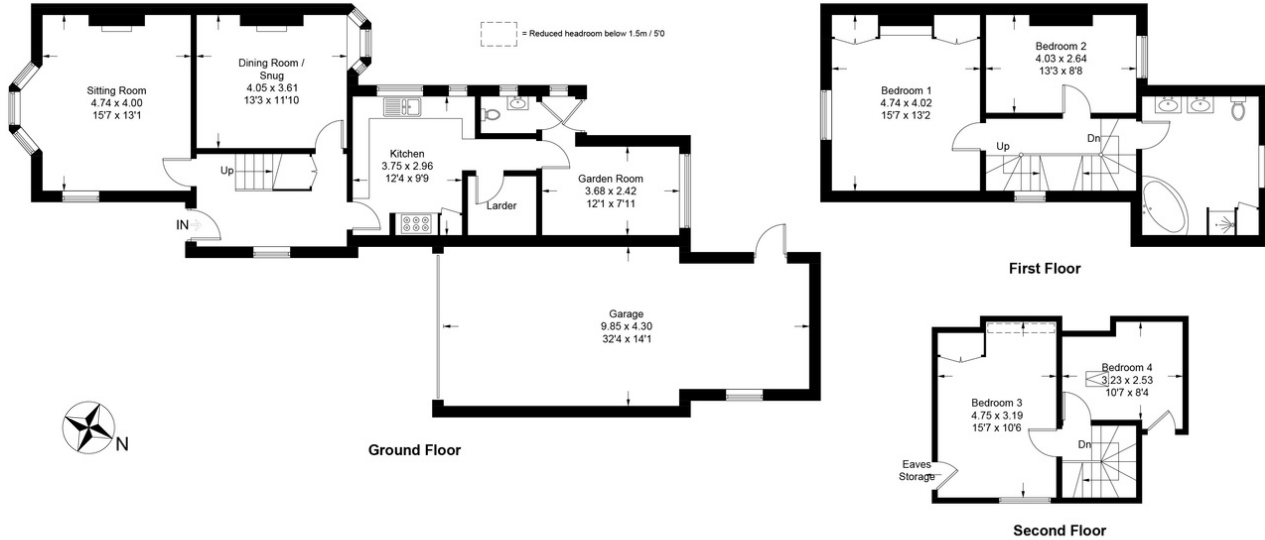
Possession: Vacant possession upon completion.

EPC rating: 51 | E  
EPC potential: 78 | C





# floorplan



**Plans:** 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.

**Approximate Gross Internal Area:**  
155.2 sq m / 1670 sq ft  
**Garage** 39.3 sq m / 423 sq ft  
**Total** 194.5 sq m / 2093 sq ft