



**32 Bingham Road, Radcliffe on Trent,  
Nottingham, NG12 2FU**

**£260,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- A Charming Semi-Detached Cottage
- Central Village Location
- Dining Kitchen
- 2 Bedrooms
- Driveway Parking
- Chain Free
- Cosy Reception Room
- Ground Floor W/C
- 1st Floor Bathroom
- Courtyard Garden to the Rear

This attractive period property boasts a highly convenient location in the heart of this popular village, and if offered for sale with the advantage of 'no chain'.

To the front is a cosy reception room, ideal for relaxing or entertaining guests. There is a well-proportioned dining kitchen with adjacent ground floor W/C whilst to the 1st floor are 2 bedrooms and a bathroom.

One of the highlights of this property is the driveway parking to the front, whilst to the rear an attractive courtyard garden offers a tranquil outdoor space where you can unwind and enjoy the fresh air.

Whether you are looking for a starter home or a downsizing opportunity, this charming semi-detached cottage is a great opportunity to purchase a chain-free home within easy reach of village amenities.

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With terracotta tiled flooring and stairs rising to the first floor.

### LOUNGE

With a central heating radiator, a uPVC double glazed window to the front elevation and a small single glazed window to the side. There is a built-in corner TV cabinet housing the gas and electricity meters and the electricity consumer unit plus an original built-in floor to ceiling glass fronted cupboard to the alcove.

### DINING KITCHEN

Fitted with a range of cream fronted Shaker style base and wall cabinets with linear edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a washing machine. There is a built-in Whirlpool oven with four ring gas hob and chimney extractor hood over plus tiled flooring, central heating radiator, a uPVC double glazed window and door to the rear aspect and a sliding door into a side lobby.

### SIDE LOBBY

A useful boot/lobby room with tiled flooring, shelving and a door into the ground floor w/c.

### GROUND FLOOR W/C

Fitted with a matching suite including a close coupled toilet and a wash basin with cold tap. Tiling for splashbacks, tiled flooring and a uPVC double glazed obscured window to the rear.

### FIRST FLOOR LANDING

With an access hatch to the roof space and doors to rooms.

### BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, an original period cast iron fireplace and a useful cupboard over the stairs with light and hanging rail.

### BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

### BATHROOM

A spacious bathroom fitted in white with a dual flush toilet, a panel sided bath with hot and cold taps and an electric shower over and a pedestal wash basin with hot and cold taps. There is laminate flooring, tiling for splashbacks, a central heating radiator, an extractor fan, a uPVC double glazed obscured window to the rear aspect and an airing cupboard with slatted shelving and housing the Vaillant central heating boiler.

### DRIVEWAY PARKING

The front of the plot is hard landscaped providing driveway parking for potentially up to four vehicles.

### GARDENS

There is established planting to the front, the rear garden consists of a courtyard style garden which is enclosed with a combination of brick walling and timber fencing and includes a useful brick and pantiled outhouse.

### 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 B.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

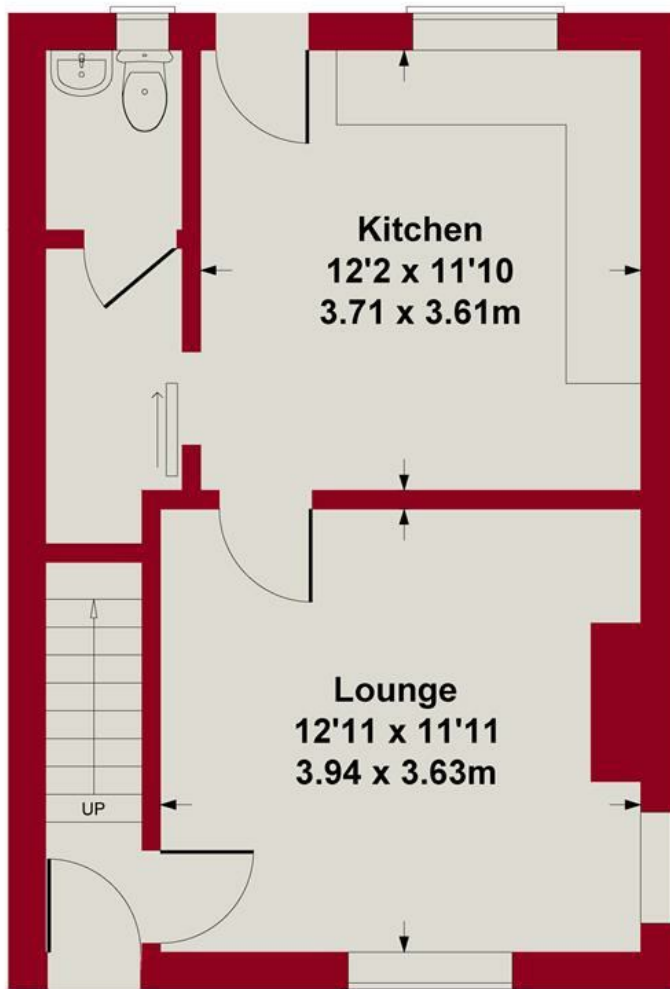




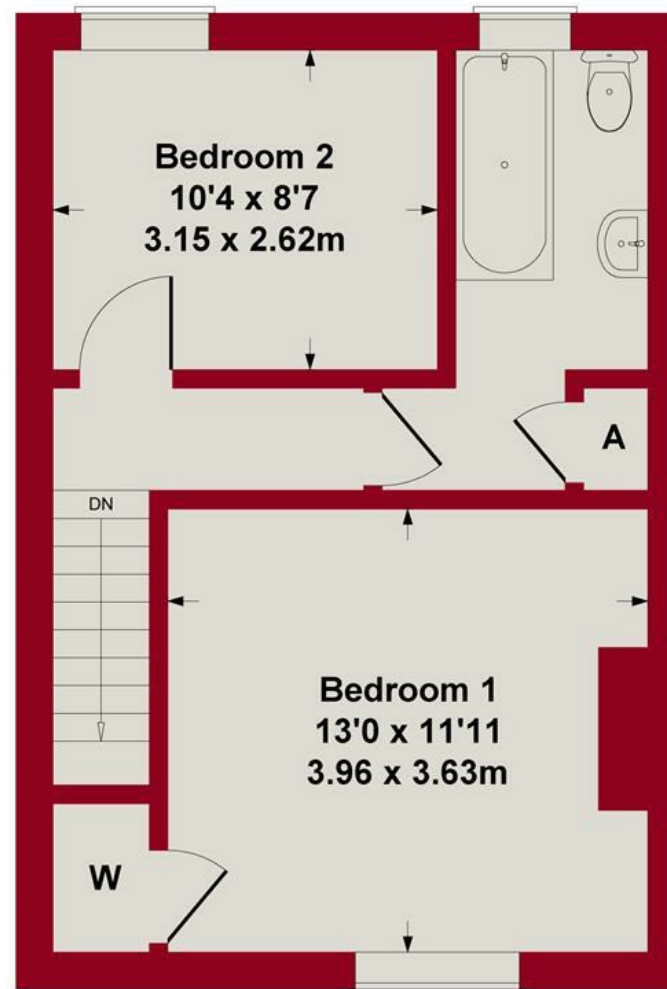




Approximate Gross Internal Area  
776 sq ft - 72 sq m



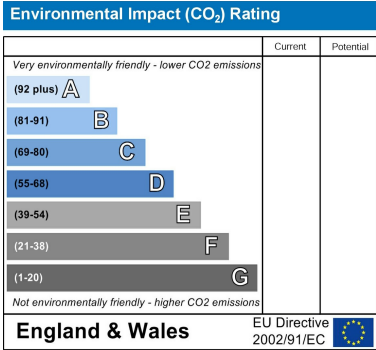
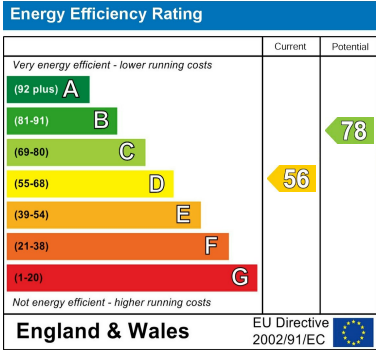
**GROUND FLOOR**



**FIRST FLOOR**

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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