



**72B Main Road, Radcliffe on Trent,
Nottingham, NG12 2BP**

Offers Over £197,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Offered with the benefit of no onward chain, this extended detached bungalow presents an excellent refurbishment opportunity.

Requiring updating throughout, the property gives buyers the chance to modernise and design a home to their own tastes and specifications.

The spacious layout comprises:

Entrance hallway

Dual-aspect lounge

Dining kitchen to the rear with adjoining conservatory

Three bedrooms

Family bathroom

Additional shower room

Externally, the property enjoys a mature plot with driveway parking to the front and a generously sized rear garden, offering excellent outdoor space.

Conveniently positioned close to local amenities, this bungalow is ideal for those seeking a project with great potential.

Given the level of refurbishment required, interest is invited from cash buyers only.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

With uPVC double glazed windows to the front aspect and a glazed door into the entrance hall.

ENTRANCE HALL

With an access hatch to the roof space including a pull-down loft ladder. There are three central heating radiators overall, a built-in cupboard with coat hooks and an airing

cupboard with slatted shelving and housing the Baxi combination boiler, fitted February 2025.

LOUNGE

A good sized reception room with two central heating radiators, uPVC double glazed windows to both the front and side elevations and a stone fireplace housing a coal effect gas fire.

KITCHEN

Fitted with a range of base and wall cabinets with linear edge worktops and matching upstands, an inset stainless steel single drainer sink with mixer tap and space for appliances including a gas cooker point and plumbing for a washing machine. There is tiling for splashbacks, a central heating radiator, a uPVC double glazed window to the side aspect and a walk-in pantry with shelving, light, plumbing for a washing machine and having a uPVC double glazed obscured window to the rear aspect.



CONSERVATORY

Of uPVC construction with a sloping polycarbonate roof and a uPVC double glazed door onto the rear garden. There is a uPVC double glazed door leading into a timber framed lean-to at the side.



BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in triple wardrobe.

BEDROOM TWO

A double bedroom with a central heating radiator, a built-in triple wardrobe and a uPVC double glazed window to the rear aspect.

BEDROOM THREE

Having a central heating radiator and a uPVC double glazed window to the front aspect,

BATHROOM

Fitted in white with a close coupled toilet, a pedestal wash basin with hot and cold taps and a panel sided bath with hot and cold taps and Triton electric shower over. There is mermaid boarding for splashbacks, a towel radiator in white, extractor fan and shaver point plus a uPVC double glazed obscured window to the rear aspect.

SHOWER ROOM

Fitted in white with a close coupled toilet, a pedestal wash basin with hot and cold taps and a shower tray with plastic panels and mains fed shower. Mermaid boarding for splashbacks, a towel radiator and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY PARKING

There is off street driveway parking for several vehicles if required to the front of the plot.

GARDENS

A small rockery style bed sits to the front boundary, there is gated access at the side into a mature landscaped rear garden with a shaped lawned area, paved patio seating and well stocked planted beds and borders.



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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional

information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

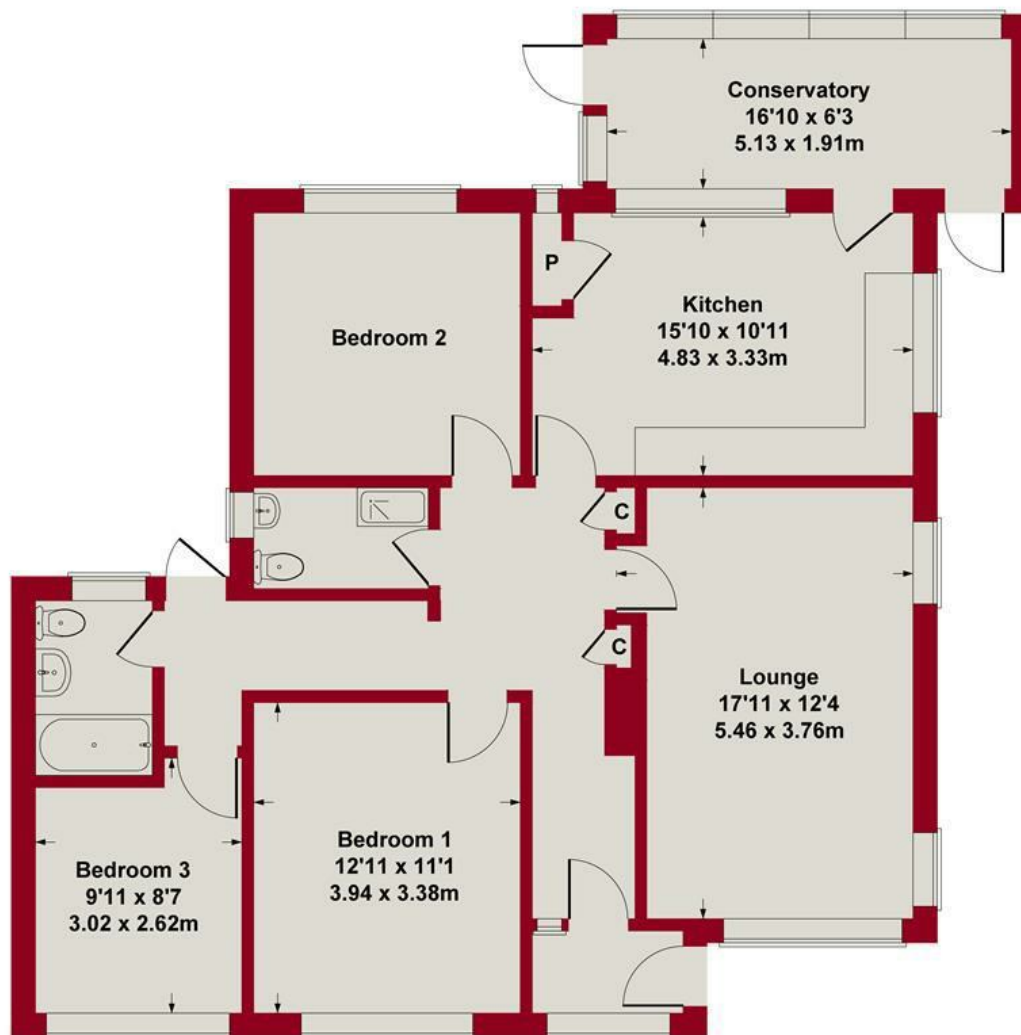
Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:- <https://reports.ofsted.gov.uk/>

Planning applications:- <https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area
1148 sq ft - 106.64 sq m



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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Village Sign



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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