

h

Hammond
Property Services

FOR SALE

01949 87 86 85

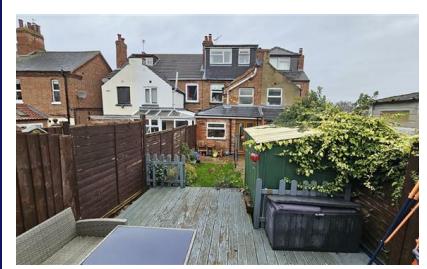
www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**28 NURSERY ROAD, RADCLIFFE-ON-TRENT,
NOTTINGHAMSHIRE NG12 2HH**

£279,000



"OPTION 3 SCHEME" - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL "OPTION 3 SCHEME". For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

28 NURSERY ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2HH

“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

A considerably extended three storey, three double bedroom mid-terrace home in Radcliffe on Trent. The property benefits from a rear extension, as well as a Dormer roof and loft conversion. This has created a versatile room that could be used as a Bedroom and a work space or dressing area with the added benefit of an en-suite shower room.

The property briefly comprises a lounge with period style gas fire, sitting room with a log burner, built in under stairs storage, an opening into the kitchen diner and stairs to the first floor. The kitchen benefits from ample storage, space for appliances and has double doors that open up onto the southerly facing rear garden. To the first floor there are two double bedrooms that both feature period fireplaces and a three piece family bathroom consisting a bath with shower overhead, W.C. and a wash basin. Finally to the top floor is the main bedroom that again benefits from plenty of built in storage, a home working space or dressing area and an en suite shower room.

To the rear is a sensibly landscaped and fully enclosed garden that is laid to lawn, with an extended area of patio for al fresco dining and entertaining with both a decking and fenced boundaries to enable secure play for little ones.

The closest Bus Stop to travel eastwards towards Bingham is only 370 yards away and to travel westwards to Nottingham, only 164 yards... perfect!



DIRECTIONAL NOTE On leaving the centre of Radcliffe on Trent continue along the Main Road passing the shops and into Bingham Road. At the traffic lights turn left on to the A52, next right at the corner shop into Woodside Road and then left into Nursery Road, proceed towards the end of the cul-de-sac where our property is the last but one to be situated on the right hand side; clearly identifiable by our Hammond Property Services for sale board.

For Sat Nav use Post Code: **NG12 2HH**

Council Tax Band

B

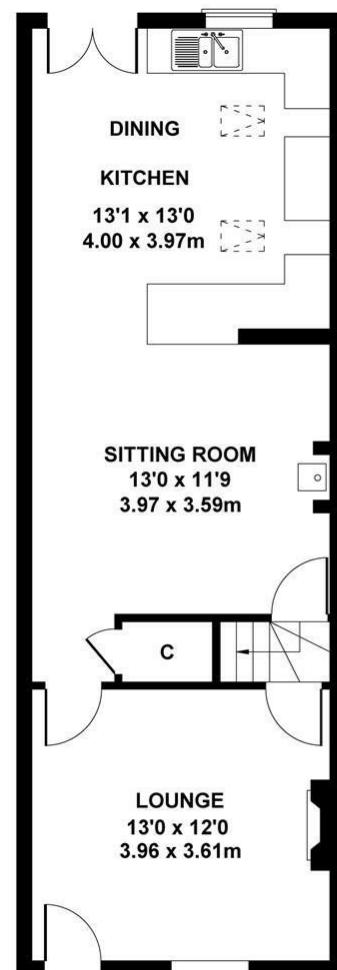
Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

The neighbouring Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.

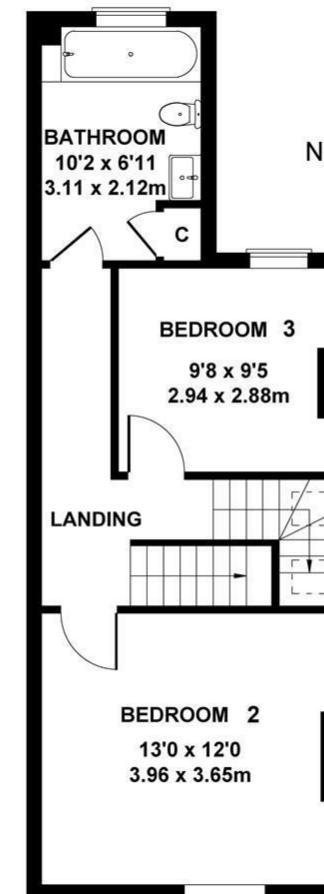
As many buyers are aware, homes of this calibre in Radcliffe and Bingham are at a real premium – particularly those with such a fantastic and southerly facing rear garden! With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!

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			
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	



GROUND FLOOR

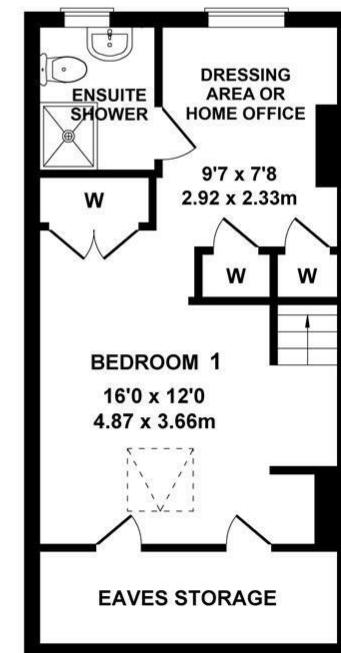


FIRST FLOOR

Approximate Gross Internal Area
1249 sq ft - 116 sq m

For Illustrative Purposes Only.

Not to Scale.



SECOND FLOOR

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker. 1st October 2025

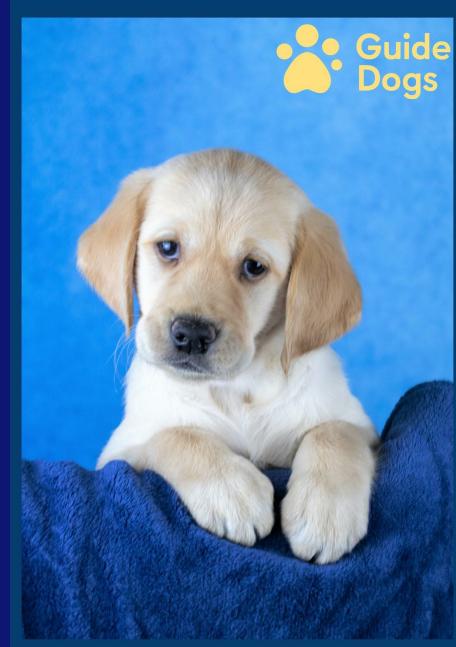


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Double glazed entrance door into the

LOUNGE

13'0 x 12'0 (3.96m x 3.66m)
with a central heating radiator and a
double glazed window to the front.
Feature Minster-style fireplace and
wood effect flooring.





SITTING / DINING ROOM

13'0 x 11'9 (3.96m x 3.58m)
with a central heating radiator and this area is open to the Dining Kitchen. A panelled door leading to the stairs.





EXTENDED DINING KITCHEN

13'0 x 13'0 (3.96m x 3.96m)
with wood effect surfaces to all four sides with drawers and cupboards under. Wall mounted cupboard units. Five ring gas hob to the Range with extractor hood over and oven under. Space for a fridge, freezer and there is plumbing for a dishwasher or washing machine. One and a half bowl inset sink unit with swanhead mixer tap. Wood effect flooring. Double glazed double doors to the southerly rear garden.





FIRST FLOOR LANDING

with a central heating radiator and exposed wooden flooring.

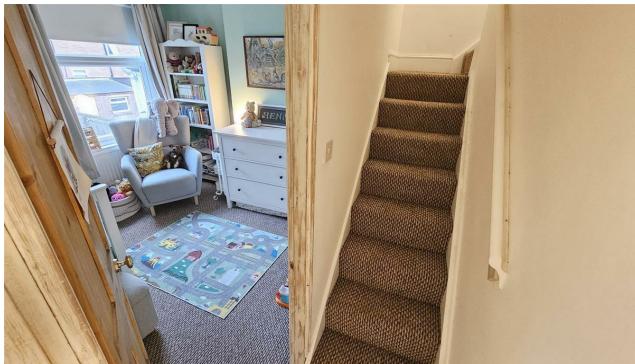
BEDROOM 2

13'0 x 12'0 (3.96m x 3.66m)
with a central heating radiator and a double glazed window to the front.
Feature fireplace. Wooden floor.



BINGHAM'S COMMUNITY ESTATE AGENT

01949 87 86 85

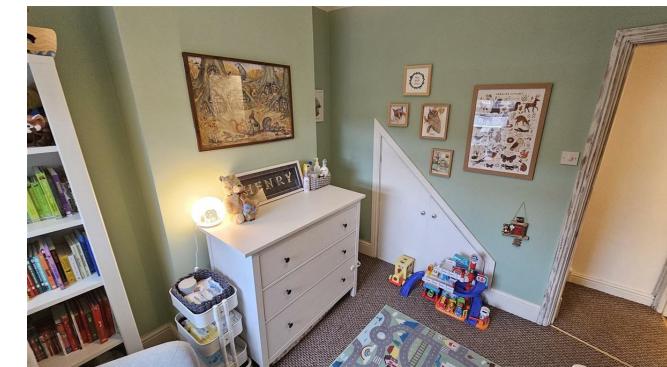


BEDROOM 3

9'8 x 9'4 (2.95m x 2.84m)
with a central heating radiator and a double glazed window to the rear.

BATHROOM

with suite comprising panelled bath with shower over, wash basin with cupboard under, and a low flush W.C., Double glazed window. Central heating radiator.





**FROM THE LANDING, STAIRS RISE TO THE
SECOND FLOOR LANDING AREA**

BEDROOM 1

16'0 x 12'0 (4.88m x 3.66m)
with a central heating radiator, a velux window to the front and into-eaves storage.
Built-in double wardrobe.





DRESSING AREA / HOME OFFICE

9'7 x 7'8 (2.92m x 2.34m)

The Bedroom area is open plan to the Dressing Area / Home Office? with a double glazed window to the rear and cleverly created storage cupboards.

EN-SUITE SHOWER ROOM

Double glazed window to the rear elevation, low level W.C., a pedestal wash hand basin, a fully tiled shower enclosure.





OUTSIDE

To the rear is an enclosed garden which includes an extended patio area and a lawn with borders. Sensibly, an outside tap has been provided. The patio area has been created as a wonderful haven from which to enjoy al fresco dining during those balmy summer evenings with family and friends... and two steps lead up to an area of decking... the perfect vantage point from which to enjoy the landscaped gardens and the last drops of Merlot as the rays of the sun disappear over the neighbouring roof tops. The garden shed will be included within the sale.



h **Hammond**
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!





AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
01949 87 86 85

to arrange a suitable time for us to call out and to discuss what we do and how we do it!