



**61 Shelford Road, Radcliffe on Trent,  
Nottingham, NG12 1AJ**

**Guide Price £795,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Impressive Detached Home - Just Under 2900 Sq Ft
- Dual-Height Lounge And Galleried Sitting Room
- Versatile Third Reception Room
- Superbly Presented Family Bathroom & Additional Shower/Wet Rooms
- Driveway Parking And Converted Garage
- Corner Plot Extending To Approx 0.27 Acres
- Dining Room With Bi-Fold Doors To Dining Kitchen
- Five Bedrooms Arranged Over Two Floors
- Mature Gardens To All Four Sides
- Highly Regarded Location

A unique opportunity to acquire this impressive detached home, offering deceptively spacious and highly versatile accommodation extending to just under 2,900 sq ft.

Full of character and style, this substantial residence will appeal to a wide range of buyers - from growing families seeking generous square footage, to those desiring an element of single-storey living, or blended families requiring flexible and adaptable space.

Occupying a prime corner plot of approximately 0.27 acres, the property enjoys a highly regarded address within walking distance of the village centre.

The accommodation is notably deceptive and includes a substantial, thoughtfully designed rear extension. The showpiece of the home is the magnificent dual-height lounge, featuring a handmade oak staircase rising to a striking galleried sitting room that overlooks the space below. Flooded with natural light, the lounge benefits from extensive glazing and doors opening directly onto the garden.

The lounge flows seamlessly into a generous dining room complete with log burner, which in turn connects via bi-fold doors to a quality dining kitchen - creating an ideal layout for modern family living and entertaining.

The welcoming entrance hall features stairs rising to the first floor, where you will find two double bedrooms, a shower room, and the impressive galleried sitting room.

To the ground floor are three further bedrooms and a superbly presented four-piece family bathroom.

Forming part of the rear extension is an excellent third reception room - ideal as a family room - complemented by an adjoining wet room and positioned adjacent to a practical utility/boot room.

The plot itself is a major feature, extending to approximately 0.27 acres. There is driveway parking, and the former garage has been converted into a home office with a separate storage area to the front. Mature, established gardens surround the property on all four sides,

including a sweeping lawned frontage, vegetable and fruit gardens, and a patio seating area accessed from the lounge - perfect for entertaining - overlooking a large pond with water feature.

Viewing is highly recommended to fully appreciate the scale, flexibility, and exceptional location of this outstanding home.

### ACCOMMODATION

A timber panelled entrance door with decorative stained glass windows leads into the entrance hall.

### ENTRANCE HALL

A large and inviting entrance hall with solid oak flooring, two central heating radiators, a staircase rising to the first floor with useful understairs storage cupboard. There is a uPVC double glazed window to the side aspect and a useful built-in cupboard with hanging rail and shelving.

### DINING ROOM

A large reception room with parquet flooring, coved ceiling, a central heating radiator and a uPVC double glazed bay window housing a floor standing Efel coal effect gas stove. The dining room opens into the lounge.

### LOUNGE

A fantastic rear extension creating an impressive and light-filled living space, featuring a striking vaulted ceiling with a high-level portal window set within the gable. Large uPVC double-glazed windows and sliding patio doors provide excellent natural light and direct access onto the rear garden.

The room benefits from oak flooring throughout, a sliding door leading into the family room, and a bespoke oak staircase rising to a first-floor galleried area. An inset coal-effect gas fire provides a stylish focal point, completing this superb reception space.

### DINING KITCHEN

A beautifully fitted dining kitchen featuring an extensive range of Shaker-style base and wall units complemented by quartz work surfaces, matching upstands and window sill. An undermounted 1.5-bowl sink with mixer tap and filter attachment sits beneath the window.

Additional features include under-cabinet lighting, tiled splashbacks and a pull-out bin store. The kitchen is equipped with a comprehensive range of integrated appliances, including a Miele dishwasher, double refrigerator, and oven and microwave by Neff.

Karndean flooring runs throughout, complemented by a central heating radiator and a particularly useful large walk-in pantry, completing this superb and highly functional family kitchen space.

### **WALK-IN PANTRY**

A useful space with floor to ceiling shelving and a double base unit for storage. Also housing the Glow-worm central heating boiler.

### **UTILITY/BOOT ROOM**

Fitted with tiled flooring and offering direct access to the outside, this practical utility space includes a double base unit with stainless steel sink and mixer tap, along with additional fitted storage. There is space for further appliances, including plumbing for a washing machine. A door leads through to the family room, with an additional door providing access to the ground floor wet room.

### **FAMILY ROOM**

A generously proportioned reception room featuring a uPVC double-glazed window overlooking the gardens, providing excellent natural light. The room benefits from a central heating radiator and built-in bookcase shelving, creating both character and practical storage. An oak pocket door leads through to the lounge.

### **GROUND FLOOR WET ROOM**

Including a floating vanity wash basin with mixer tap and a concealed cistern toilet plus a wall mounted mains fed shower. Fully tiled floor and walls, chrome towel radiator and an extractor fan.

### **BEDROOM ONE (GROUND FLOOR)**

A generously proportioned double bedroom featuring ceiling spotlights and a uPVC double-glazed bow window overlooking the front garden, allowing for excellent natural light. The room benefits from a central heating radiator and an extensive range of fitted wall-to-wall wardrobes with sliding doors, providing ample shelving, drawer space and hanging rails for well-organised storage.

### **BEDROOM TWO (GROUND FLOOR)**

A well-proportioned double bedroom featuring attractive solid oak flooring and a central heating radiator. The room benefits from two uPVC double-glazed windows, including a bay window that enhances both the natural light and character of the space.

### **BEDROOM FIVE (GROUND FLOOR)**

A versatile space currently used as a ground floor home office and including a central heating radiator and two uPVC double glazed windows, one overlooking the front garden.

### **GROUND FLOOR BATHROOM**

A well-appointed five-piece family bathroom fitted in a classic white suite, comprising a vanity wash basin with mixer tap and storage cupboards beneath, a panelled bath with mixer tap and shower attachment, bidet, and a concealed cistern WC. A quadrant-style shower enclosure with glazed sliding doors houses a Mira shower.

The room is finished with tiled flooring and half-tiled walls, ceiling spotlights, an electric shaver point, and a heated towel radiator. A uPVC double-glazed obscured window provides natural light while maintaining privacy.

### **FIRST FLOOR LANDING**

With an access hatch to the roof space.

### **BEDROOM THREE (FIRST FLOOR)**

A good sized double bedroom having a central heating radiator, access to the eaves for storage, a uPVC double glazed dormer and a Velux skylight with fitted blind.

### **BEDROOM FOUR (FIRST FLOOR)**

A good sized double bedroom having a central heating radiator, access to the eaves for storage, a fitted storage unit, a uPVC double glazed dormer window and a Velux skylight with blind.

### **SHOWER ROOM (FIRST FLOOR)**

A stylish and well-appointed shower room fitted with a modern white suite comprising a vanity wash basin with storage cupboards beneath and a concealed cistern WC. A walk-in shower enclosure with glazed sliding door provides a sleek and practical bathing space.

The room is finished with attractive tiled walls complemented by a decorative mosaic border, tiled flooring, recessed ceiling spotlights and a chrome heated towel radiator. A uPVC double-glazed obscured window allows for natural light while maintaining privacy, and fitted storage cupboards offer excellent additional space.

### **GALLERIED SITTING ROOM**

A fantastic first floor space providing a versatile range of uses and having access to the eaves for storage, a central heating radiator, spotlights to the ceiling and a bespoke oak staircase leading down into the lounge.

### **GARDENS**

The property enjoys a superb and mature corner plot, set back from the road behind a sweeping lawned frontage with both pedestrian and vehicular gated access from Grandfield Avenue.

The gardens are a standout feature of this home. The established front garden is beautifully landscaped, comprising expansive lawn, a paved patio seating area, and an attractive water feature. Mature planted borders host a wide variety of plants, shrubs, and trees, creating excellent privacy.

There is a greenhouse, and a useful summerhouse/timber shed provides additional storage. To the side of the property, there are well-maintained vegetable and fruit beds, ideal for keen gardeners.

The rear garden continues to impress, featuring a further paved patio seating area with direct access from the lounge - perfect for indoor-outdoor living and entertaining. The space also includes a shaped lawn, a pergola, and a substantial garden pond complete with a waterfall and rockery-style planting, creating a tranquil and picturesque setting.

### **DRIVEWAY PARKING**

The driveway is accessed from Grandfield Avenue and provides off-street parking, leading in turn to the detached garage.

### **CONVERTED GARAGE/ HOME OFFICE**

Originally a detached garage, this versatile space has been thoughtfully converted to provide a front storage area accessed via double doors, together with a useful home office to the rear.

The office benefits from power and lighting, laminate flooring, CAT 5 cabling and a telephone line, making it ideal for home working. A uPVC double-glazed window and door provide natural light and direct access onto the garden.

### **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 G.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **ADDITIONAL INFORMATION**

Solar panels are included in the sale.

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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/>

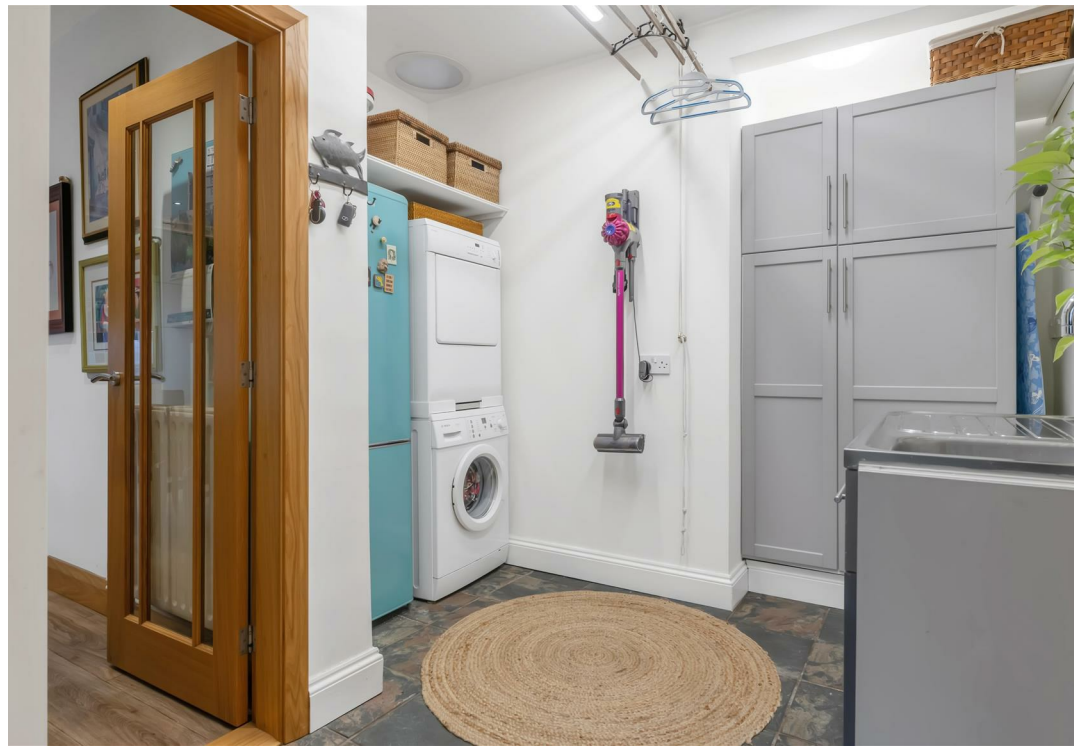
Planning applications:-

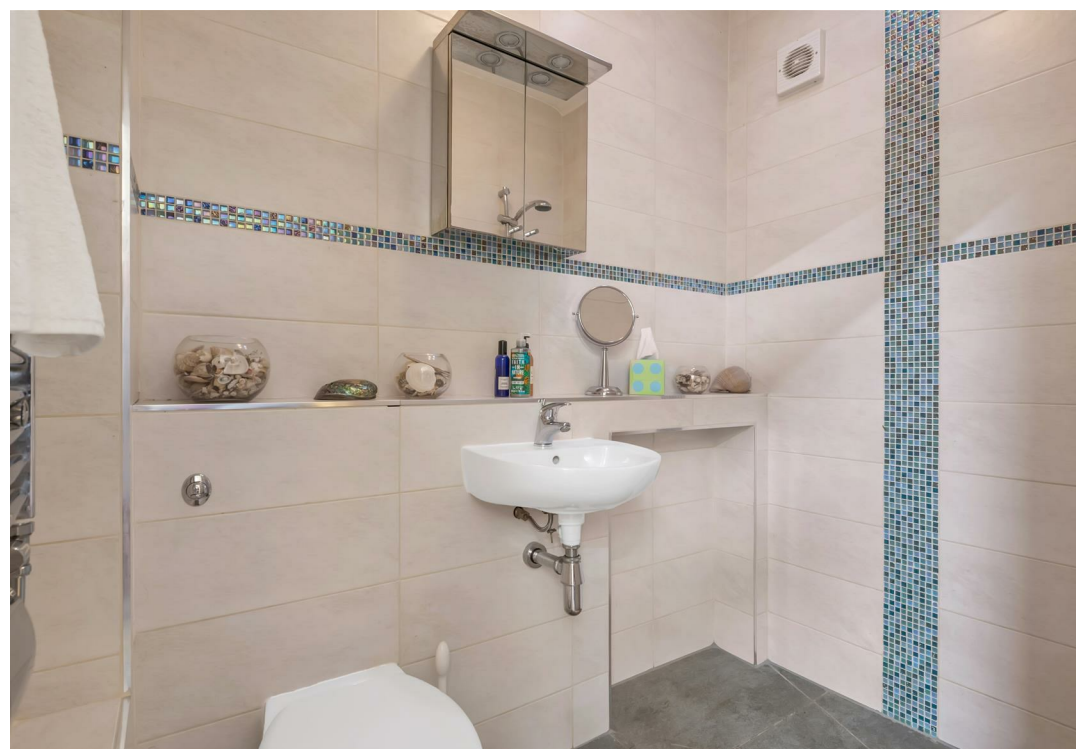
<https://www.gov.uk/search-register-planning-decisions>

















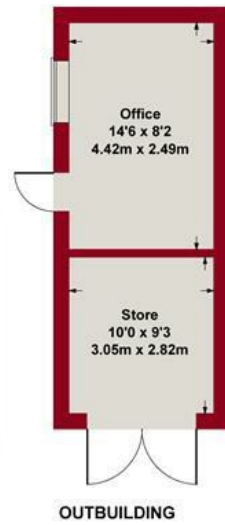
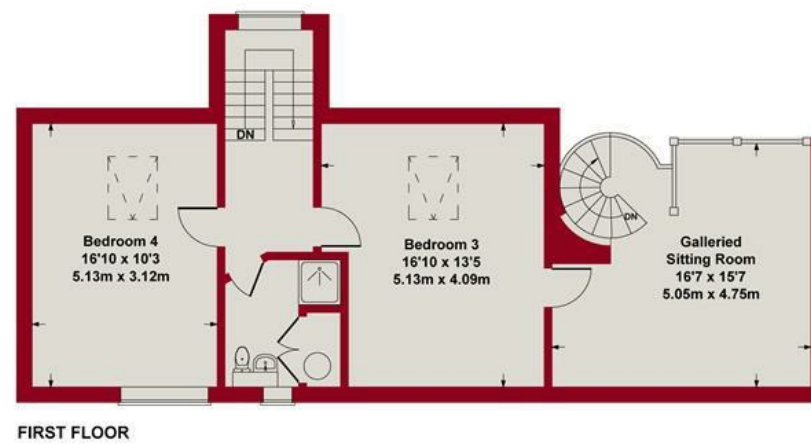








**Approximate Gross Internal Area  
3129 sq ft - 291 sq m**



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	83	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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