



**19 New Road, Radcliffe on Trent, Nottingham,  
NG12 2AJ**

**Guide Price £300,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Well Appointed Detached Bungalow
- Chain Free
- Modern Dining Kitchen
- Two Bay Fronted Bedrooms
- Additional W/C
- Sought After Central Location
- Lounge with Doors onto the Garden
- Useful Utility Room
- Superbly Fitted Shower Room
- Driveway Parking & Enclosed Rear Garden

A rare and exciting opportunity to acquire this superbly positioned detached bungalow, occupying a highly sought-after central location in the very heart of the village. Offered to the market with the significant advantage of no upward chain, this is a home ready to move straight into.

The property is superbly appointed throughout and will be of huge appeal to those looking to downsize into a single-storey, conveniently located home. There is a welcoming entrance hall and a lovely lounge with patio doors opening onto the rear garden.

A spacious dining kitchen includes integrated appliances, has space for a table and chairs, and benefits from a useful utility room off. There are two bay-fronted bedrooms, as well as a superbly appointed shower room, while the primary bedroom also features an en-suite cloakroom/WC.

The established plot offers a block-paved driveway to the front and a small enclosed rear garden featuring a timber-decked seating area.

Viewing is highly recommended to fully appreciate the location, presentation, and lifestyle opportunity on offer.

### ACCOMMODATION

uPVC double glazed double entrance doors lead into an entrance porch.

### ENTRANCE PORCH

With tiled flooring and glazed double doors into the entrance hall.

### ENTRANCE HALL

With laminate flooring, central heating radiator and an access hatch to the roof space plus a cupboard housing the consumer unit and the electricity meter.

### DINING KITCHEN

A superbly appointed dining kitchen with tiled effect laminate flooring throughout, a central heating radiator, spotlights to the ceiling, a uPVC double glazed window overlooking the rear garden and fitted with a modern range of white high gloss base and wall cabinets with underlighting, linear edge laminate worktops and an inset stainless steel single drainer sink with mixer tap. Built-in appliances include an eye level Samsung oven and microwave oven above, a 4 zone electric hob, an integrated dishwasher and an integrated refrigerator.

### PANTRY/UTILITY

A useful space adjacent to the kitchen fitted with a laminate worktop and having a uPVC double glazed window to the side aspect. There is space beneath the worktop for appliances including plumbing for a washing machine. There is shelving and a wall mounted Viessmann central heating combination boiler.

### LOUNGE

With coved ceiling, a central heating radiator, a wall mounted electric fire providing a central focal point with remote control and uPVC double glazed French doors leading out onto the rear garden.

### BEDROOM ONE

A double bedroom having a central heating radiator, a uPVC double glazed bay window to the front aspect and an en-suite cloakroom.

### EN-SUITE CLOAKROOM

Fitted in white including a dual flush toilet and a wall mounted wash basin with hot and cold taps and tiled splashbacks. There is a spotlight to the ceiling and a uPVC double glazed obscured window to the side aspect.

### BEDROOM TWO

With a central heating radiator and a uPVC double glazed bay window to the front aspect.

### SHOWER ROOM

A spacious shower room including a pedestal wash basin with hot and cold taps and tiled splashbacks and a dual flush toilet. There is a large shower enclosure with fixed glazed screening and mains fed shower plus tiling for splashbacks. Tiled effect laminate flooring, a chrome towel radiator and an additional central heating radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the side aspect.

### DRIVEWAY PARKING

Double wrought iron gates at the front of the plot lead onto a block paved driveway providing off street parking.

### GARDENS

The property occupies a relatively small and low maintenance plot including a gravelled frontage and timber gated access at the side leading to the rear garden, enclosed with a combination of timber panelled fencing and hedgerows, being mainly gravelled for low maintenance and including a decked seating area.

### 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 C.

## **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>

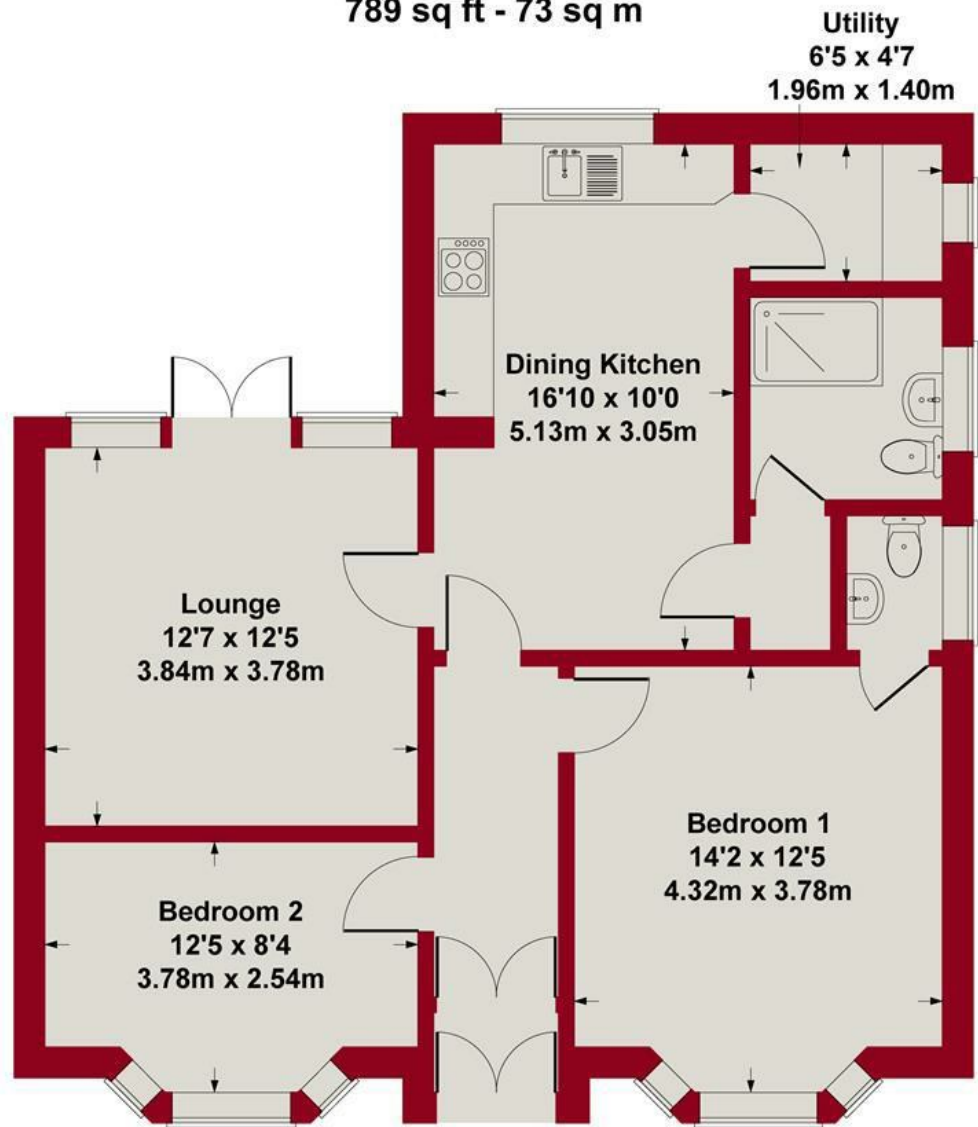








**Approximate Gross Internal Area**  
**789 sq ft - 73 sq m**



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		
	60	80
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		
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.*

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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