



16 Bingham Road, Radcliffe on Trent,
Nottingham, NG12 2FU

Guide Price £475,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- An Attractive Victorian Semi Detached Home
- Central Village Location
- 2 Reception Rooms
- Utility and G.F. W/C
- Driveway Parking for 2 Cars
- Beautiful Period Features
- Spacious 3 Storey Accommodation
- Shaker Style Kitchen
- Four Double Bedrooms
- Lovely Walled Courtyard Garden

A superb opportunity to purchase this handsome semi-detached period home, occupying a highly regarded and particularly convenient location, only a stone's throw from the bustling village centre.

The deceptively spacious accommodation is arranged over 3 floors and includes many beautiful period features such as cornicing, gas wall light mounts and front door with gorgeous stained-glass detail and working bell push.

The accommodation is well-appointed throughout and includes a welcoming hallway with stripped wooden floorboards, a lovely bay-fronted lounge with log-burning fireplace, and a dining room with original built-in cupboard to the alcove. The spacious Shaker style kitchen provides excellent storage and leads to the useful utility/boot room with W/C off. 4 double bedrooms and the four-piece family bathroom are arranged over the 1st and 2nd floors, the primary bedroom featuring a dressing room and a large en-suite shower room.

A driveway to the front provides parking for 2 cars and gated access at the side leads to a lovely walled courtyard garden at the rear, a delightful space for al-fresco dining that also includes a useful outbuilding for storage.

Viewing is highly recommended to appreciate the character and size of the accommodation on offer.

ACCOMMODATION

An original timber and stained glass front door leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with cornicing and picture rail plus dado rail and stairs rising to the first floor. There are stripped original floorboards and a cupboard housing the electricity meter and the consumer unit plus stripped pine doors into the reception rooms including the bay fronted lounge.

LOUNGE

A delightful and well proportioned reception room at the front of the property with cornicing and rose plus picture rail and a sliding sash bay window to the front aspect. There is a central heating radiator and a feature fireplace with a chunky timber surround and raised tiled hearth housing a floor-standing cast iron log burner.

DINING ROOM

This second and well proportioned reception room includes a ceiling rose and coved ceiling plus picture rail and a central heating radiator. There is a period built-in floor to ceiling pine fronted double cupboard to the alcove plus a sliding sash window to the rear aspect and a doorway into the kitchen.

KITCHEN

Fitted with a range of Shaker style base and wall cabinets with cupboards and drawers, rolled edge worktops and tiled splashbacks plus an inset stainless steel single drainer sink with mixer tap. There is a built-in oven with four burner gas hob and concealed extractor hood over, an integrated refrigerator and recess with plumbing for a dishwasher. Window overlooking the rear courtyard, a central heating radiator and a pine and part glazed door into a useful understairs storage cupboard with light. There is a uPVC double glazed stable door onto the courtyard garden.

UTILITY/BOOT ROOM

A useful space at the rear of the kitchen with a fixed worktop with space beneath for further appliances and a further fixed worktop with space beneath and plumbing for a washing machine and the Viessmann central heating boiler above. There is a central heating radiator, a window overlooking the courtyard and a door into the ground floor w/c.

GROUND FLOOR W/C

Fitted with a close coupled toilet and a wall mounted wash basin with hot and cold taps and a window to the courtyard garden.

FIRST FLOOR LANDING

With a central heating radiator and a staircase rising to the second floor.

PRIMARY BEDROOM SUITE

With a dressing room having a central heating radiator and a sliding sash window to the side aspect plus a doorway into the bedroom which also includes a central heating radiator, has a sliding sash window to the side aspect and a decorative cast iron period fireplace.

EN-SUITE SHOWER ROOM

A spacious en-suite fitted with a traditional style suite including a close coupled toilet and a pedestal wash basin with mixer tap. There is a large walk-in shower enclosure with fixed glazed screen and mains fed traditional style rainfall shower with an additional spray hose. Fully tiled floor and walls tiled for splashbacks plus a cream and chrome traditional style towel radiator, an extractor fan and an obscured sliding sash window to the side aspect.

BEDROOM TWO

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

BEDROOM THREE

A double bedroom with a central heating radiator and a sliding sash window to the front aspect.

BATHROOM

Fitted with a four piece traditional style suite including a close coupled toilet and a pedestal wash basin with mixer tap and mosaic splashback. There is a dual ended bath with central mixer shower attachment and a separate shower enclosure with glazed door and mains fed shower. There is tiling for splashbacks and fully tiled flooring plus a cream and chrome traditional style towel radiator and an obscured sliding sash window to the front aspect.

SECOND FLOOR LANDING

With a Velux skylight and a cottage style door providing access to the eaves for storage.

SECOND FLOOR BEDROOM FOUR

With Velux skylight and fitted blind plus a uPVC double glazed dormer window to the rear aspect. There is a central heating radiator and a wardrobe with hanging rail.

DRIVEWAY PARKING

A brick pillared entrance at the front of the property opens onto driveway parking for two cars.

GARDENS

The property occupies an attractive and established plot with a block paved pathway leading from the front of the plot and continuing across a shallow flight of steps across the front of the property to the front door. There are established raised planted beds and borders to the front then gated access to a delightful walled courtyard style garden at the rear which is block paved and includes climbing plants and a useful brick built outbuilding for storage.

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/>

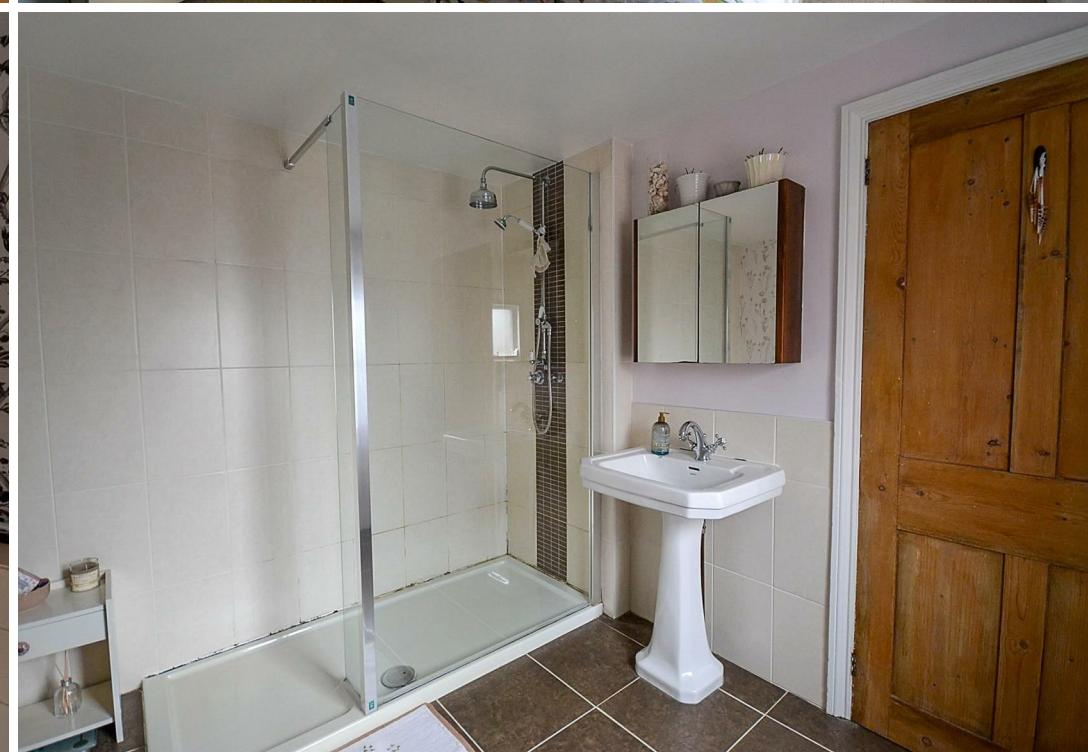
Planning applications:-

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















Approximate Gross Internal Area
1,544 sq ft - 143 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2025 | www.houseviz.com



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		
	52	74
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



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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers