



**94 Shelford Road, Radcliffe On Trent,  
Nottinghamshire, NG12 1AW**

**Guide Price £345,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Semi Detached Home
- Attractive Bay Fronted Lounge
- Conservatory Overlooking The Rear Garden
- Ground Floor Shower/WC
- Ample Driveway and Attached Garage
- Large and Mature Plot
- Dining Kitchen Across The Rear
- Useful Utility Room
- Modern Bathroom
- Lovely South Facing Rear Garden

An exciting opportunity to purchase this superbly proportioned semi-detached family home, occupying an impressive larger than average mature plot and offering exceptionally well-appointed accommodation throughout.

Perfectly suited to growing families, the property offers a generous living space including a welcoming entrance hall and a spacious bay-fronted lounge, whilst to the rear of the property is a stylish modern dining kitchen opening into a spacious conservatory overlooking the delightful rear garden - creating an ideal space for both everyday family living and entertaining.

Further enhancing the ground floor accommodation is a particularly useful utility room with adjoining shower room/WC.

To the first floor, the property offers three well-proportioned bedrooms together with a contemporary family bathroom finished to a high standard.

Externally, the property enjoys an outstanding mature plot, a true feature of the home. To the front is ample driveway parking for several vehicles leading to an attached garage, whilst to the rear is a beautifully established and generously sized southerly facing garden, offering an excellent degree of privacy and an ideal environment for families and outdoor entertaining alike.

Early viewing is strongly recommended to fully appreciate all that this superb home has to offer.

### ACCOMMODATION

UPVC double-glazed double entrance doors open into an entrance porch.

### ENTRANCE PORCH

With tiled flooring and a further UPVC double-glazed door into the hallway.

### ENTRANCE HALLWAY

With laminate flooring, central heating radiator, staircase rising to the first floor, useful understairs storage cupboard and doors to rooms.

### DINING KITCHEN

A superbly appointed dining kitchen running across the rear width of the property, fitted with

an attractive range of cream Shaker-style base and wall cabinets, rolled-edge worktops and mosaic tiled splashbacks. Features include an inset 1.5 bowl composite sink and drainer, Bosch eye-level double oven, four-zone ceramic hob with chimney extractor hood, integrated Bosch dishwasher, carousel corner units, laminate flooring, central heating radiator, UPVC double-glazed rear window and UPVC double-glazed bi-fold doors into the conservatory. The dining area also includes a further run of base cupboards for additional storage.

### CONSERVATORY

A lovely space enjoying views over the rear garden, with tiled flooring, split-type air conditioning unit and UPVC double-glazed French doors onto the garden.

### UTILITY ROOM

A useful side utility with tiled flooring, central heating radiator, plumbing for a washing machine, UPVC double-glazed window and door to the rear garden, plus a courtesy door into the garage.

### GROUND FLOOR SHOWER ROOM

With tiled flooring, extractor fan, ceiling spotlights, chrome towel radiator and large shower enclosure with glazed sliding doors and Mira Zest electric shower.

### GROUND FLOOR WC/CLOAKROOM

Fitted in white with a close-coupled WC and pedestal wash basin with mixer tap and tiled splashback. Tiled flooring, extractor fan and ceiling spotlights.

### LOUNGE

A well-proportioned reception room with laminate flooring, central heating radiator and UPVC double-glazed bay window to the front aspect with window seat and storage below. The focal point is a fireplace with brick surround housing an open fire.

### FIRST FLOOR LANDING

With loft access hatch and floor-to-ceiling built-in cupboard with shelving.

### BEDROOM ONE

A good-sized double bedroom with central heating radiator, UPVC double-glazed front window and built-in double wardrobe with sliding doors.

### BEDROOM TWO

A good-sized double bedroom with central heating radiator, UPVC double-glazed rear window, airing cupboard housing the insulated hot water cylinder, and built-in double wardrobe with sliding doors and hanging rails.

### BEDROOM THREE

With central heating radiator, UPVC double-glazed front window and built-in cupboard with shelving and hanging rail.

### BATHROOM

A superbly appointed modern bathroom comprising dual-flush WC, vanity wash basin with

mixer tap and cupboards below, P-shaped shower bath with curved glazed screen and electric shower. Fully tiled walls, tiled flooring, chrome towel radiator, ceiling spotlights, UPVC double-glazed obscured side window and UPVC double-glazed obscured rear window.

### **DRIVEWAY PARKING & GARAGE**

To the front, a good-sized driveway provides parking for three to four vehicles and leads to the integral garage with up-and-over door, plus courtesy doors to the front and utility room. The garage offers useful storage and currently houses additional kitchen appliances and white goods.

### **GARDENS**

The property occupies a generous, mature plot. The rear garden enjoys a favoured southerly aspect and includes a good-sized paved patio, shaped lawn, well-stocked beds and borders, and a block-paved winding pathway leading to a further circular patio seating area. There is a timber shed, attractive borders, and access through a privet hedge to the bottom section of the garden, which is set out as vegetable patches and includes a second timber shed and greenhouse.

### **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**

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#)

<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>



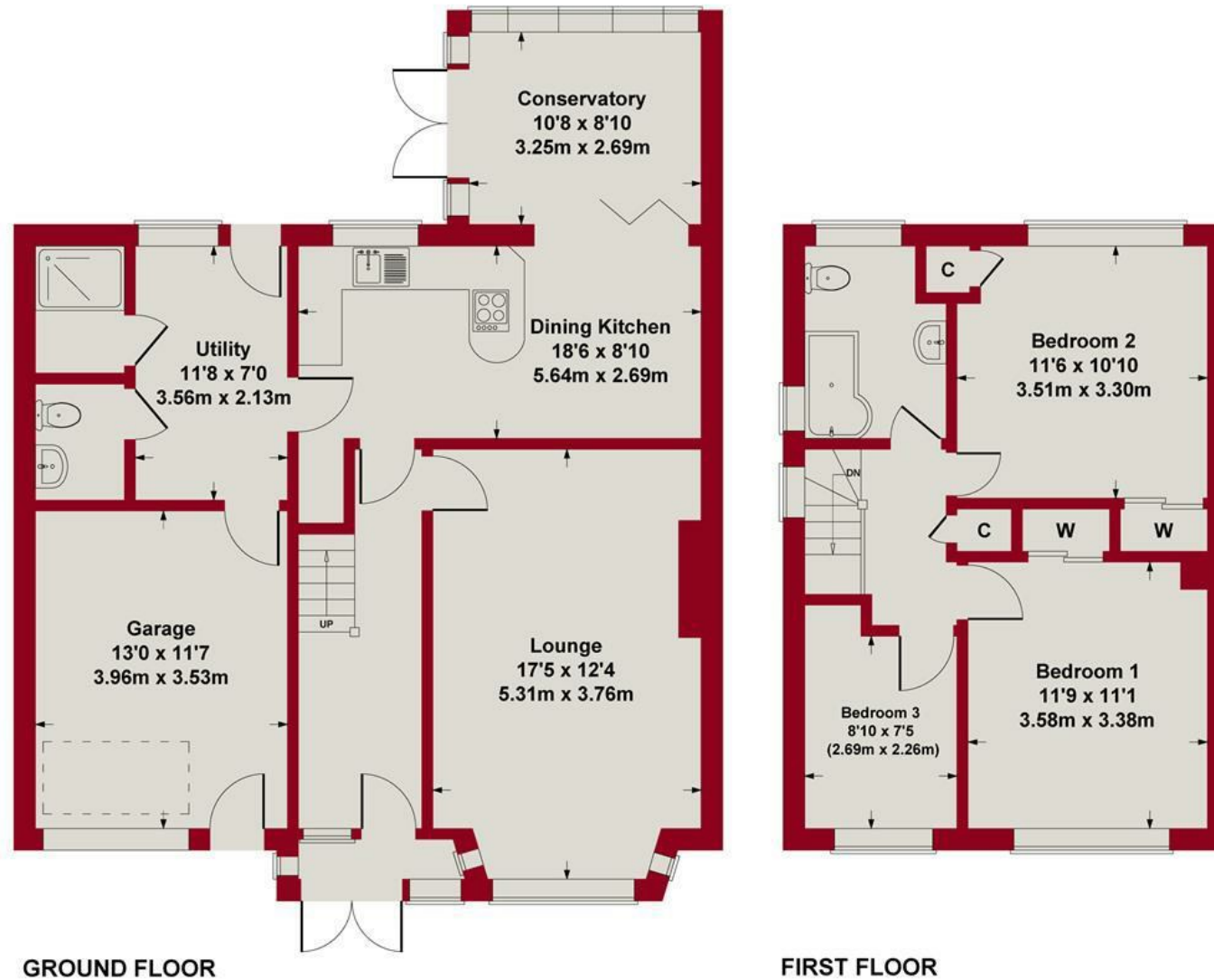






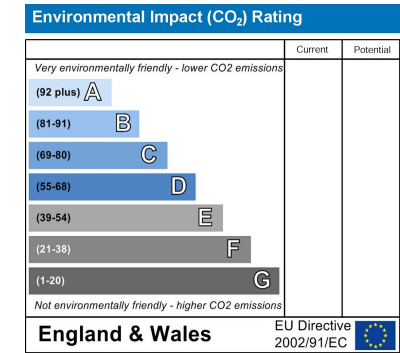
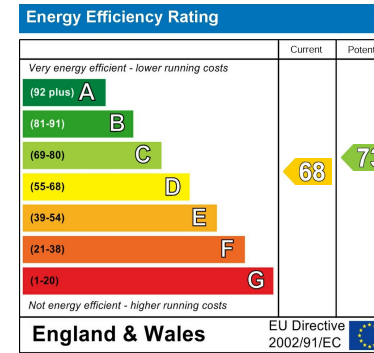


**Approximate Gross Internal Area  
1274 sq ft - 118 sq m (Excluding Garage)**



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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