



Hammond
Property Services

FOR SALE

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Nottinghamshire
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**15 LINCOLN GROVE, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 2FN**

£269,950

15 LINCOLN GROVE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2FN

A charming 2 bedroomed characterful home offering deceptive accommodation with a fabulous loft conversion that has created a perfect Home Office or contemplation space due to the light and bright decor and velux window overlooking the open views to the east.

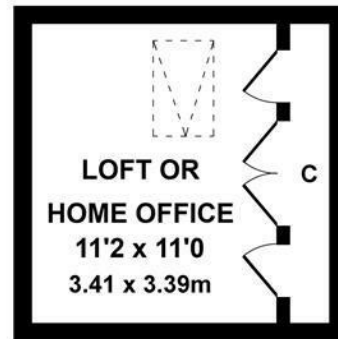
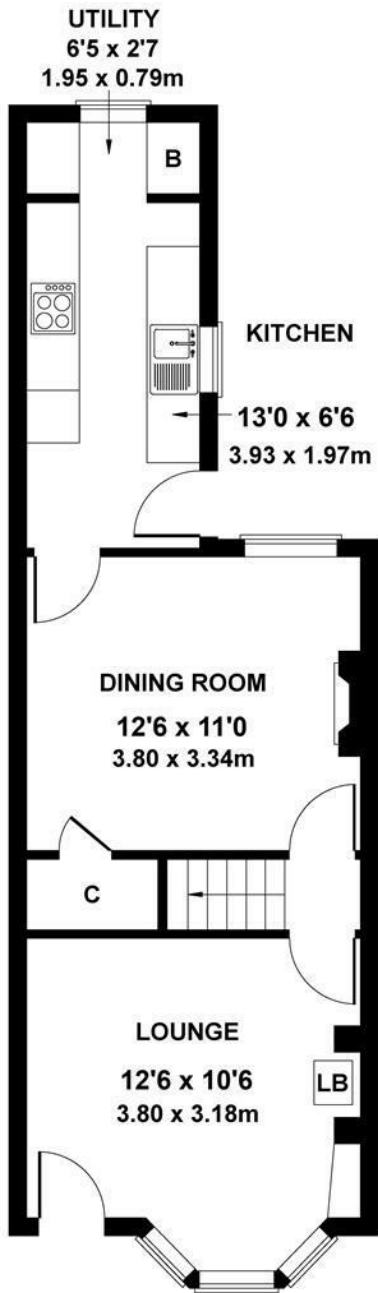
Full of charm and character, with a typical lounge to the front with a feature multi-fuel burner set within a feature fireplace, a separate dining room, extended kitchen with a utility area at the end, whilst to the first floor there are two bedrooms and a bathroom. From the first floor landing, there is a pull-down timber ladder that provides access to the very useful loft / home office. The property offers a pleasant 'sun trap' garden to the rear as well as the all-important outbuilding for useful and secure storage.

From the back door, the block paving leads to the private lawned garden across the communal pathway. Gated access leads into the mature and well-stocked garden with fencing and hedging. At the head of the garden is a brick out-building for additional storage and more borders with mature plants and shrubs. The perfect haven is found at the head of the garden with a seating area from which to enjoy your favourite tippie as the sun goes down or the first cup of the day in the morning. Please note that there is a right of way access across the rear of the property, but only from the neighbouring property to the left.

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, a golf club, bowls club and regular bus and train services. The village is conveniently located for commuting to the cities of Nottingham and Leicester via A52 and A46, M1 South and A1 North plus East Midlands airport.

Homes of character always prove extremely popular with more discerning purchasers. With this in mind, early viewing is recommended to avoid disappointment – call us now on 01949 87 86 85.





Approximate Gross Internal Area
915 sq ft - 85 sq m

Not to Scale.

For Illustrative Purposes Only.



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	68	78

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		

Council Tax Band **B**

DIRECTIONAL NOTE From our Bingham Office turn right onto Long Acre, following the road through the traffic lights towards Nottingham. At the island follow the signs for A52 to Radcliffe on Trent/Nottingham and at the first set of traffic lights turn right into Radcliffe on Trent on Bingham Road. Eventually turn left on to Cropwell Road, turning first left into Albert Street. Lincoln Grove can be found at the end of the road and number 15 is on the left hand side, clearly identified by our Hammond Property Services For Sale board.

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

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



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

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

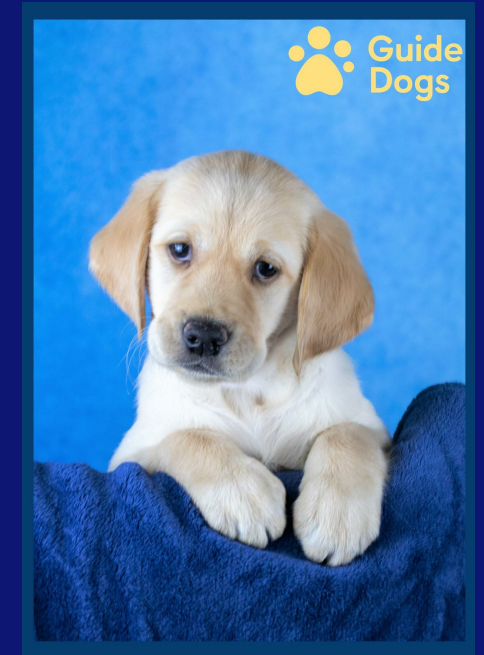
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

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.





The property is accessed via a composite front entrance door with decorative glass and matching overhead glazing with Number 15 etching.

LOUNGE

12'6 x 10'6 (3.81m x 3.20m)

UPVC double glazed bay window to the front elevation with a central heating radiator under. Feature multi-fuel burner with side recesses for log storage. An inner lobby then leads into the Dining Room.





DINING ROOM

12'6 x 11'0 (3.81m x 3.35m)

Wooden panel door from the inner hallway leads into the dining area with a UPVC double glazed window to the rear elevation, central heating radiator, feature fireplace with tiled inserts. A doorway leads into the very useful under-stairs storage area. A further door leads into the Kitchen.





KITCHEN

13'0 x 6'6 (3.96m x 1.98m)

The kitchen has a range of floor, wall and drawer units with a complementary wood effect worktop and tiled splash backs. Inset sink with drainer and mixer tap and a UPVC double glazed window to the side elevation. Integrated electric oven, electric hob and extractor fan over.

UTILITY AREA

To the utility area is plumbing for a washing machine and a double glazed window.

FIRST FLOOR LANDING

14'0 x 3'3 (4.27m x 0.99m)

with timber panelled doors to the bathroom and bedrooms as well as the access to the loft / home office area. Central heating radiator.





BEDROOM 1

12'6 x 10'6 (3.81m x 3.20m)
UPVC double glazed window to the front elevation and a central heating radiator. Over-stairs storage cupboard and stripped floorboards.

SPACIOUS BATHROOM

with a three piece suite comprising white panelled bath with contemporary mixer tap and shower head, wash hand basin with cupboards under and a low flush W.C. Chrome towel ladder radiator, recessed lighting and a UPVC opaque double glazed window to the rear elevation.





BEDROOM 2

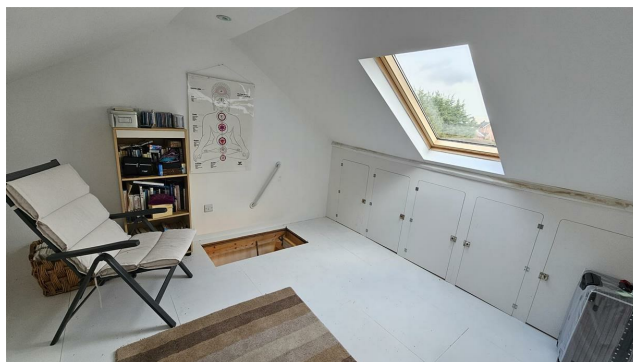
11'0 x 9'6 (3.35m x 2.90m)

UPVC double glazed window to the rear elevation and a central heating radiator.

LOFT OR HOME OFFICE

11'2 x 11'0 (3.40m x 3.35m)

accesses via a fold-down ladder, there is ample space and light to work from home or to use as a relaxation room. Plenty of storage cupboards and a UPVC double glazed velux window to the rear elevation with fabulous and open views to the east.





OUTSIDE - FRONT

The property is approached via a shared wrought iron effect gate and block paved pathway to the front door. The front garden is enclosed with a Victorian style wall and has a gravelled area for easy maintenance.

OUTSIDE - REAR

The rear of the property is mainly laid to block paving and lawn. From the back door, the block paving leads to the private lawned garden across the communal pathway. Gated access leads into the mature and well-stocked garden with fencing and hedging. At the head of the garden is a brick out-building for additional storage and more borders with mature plants and shrubs. The perfect haven is found at the head of the garden with a seating area from which to enjoy your favourite tipple as the sun goes down or the first cup of the day in the morning. Please note that there is a right of way access across the rear of the property, but only from the neighbouring property to the left.





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Steve Pritchett

Please contact us for a FREE discussion on our services

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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**

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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!