



36 Whitworth Drive, Radcliffe on Trent,
Nottingham, NG12 2DE

£249,950

Tel: 0115 9336666

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

- Detached Bungalow
- Chain Free
- Spacious Lounge
- Bedroom 2/ Dining Room
- Attractive Gardens
- Well-Regarded Location
- Hallway and Kitchen
- Bedroom 1 with Wardrobes
- Well-Appointed Shower Room
- Driveway, Carport, Garage

Offered for sale with the benefit of no upward chain, this detached bungalow presents an excellent opportunity for buyers seeking a modernisation project in a popular and well-established residential location.

Ideal for those wishing to remodel and refurbish a property to their own style, the accommodation includes a small rear extension and, in brief, comprises: an entrance hall open plan to the kitchen, a spacious lounge with fireplace, a double bedroom featuring fitted wall-to-wall wardrobes, and a second bedroom currently arranged as a dining room. A shower room completes the internal layout.

Outside, the property benefits from driveway parking leading to a useful garage, while the low-maintenance frontage offers simple kerb appeal. To the rear, the established garden enjoys a pleasant westerly aspect - an inviting space that would respond well to re-design and offers fantastic potential for outdoor living.

ACCOMMODATION

A uPVC double glazed entrance door at the side of the property leads into the entrance hall.

ENTRANCE HALL

With coved ceiling, central heating radiator and access hatch to the roof space with a telescopic pull down loft ladder. There is a decorative arch into the kitchen.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiling for splashbacks, an inset double drainer single bowl stainless steel sink with mixer tap and space for appliances including plumbing for a washing machine and plumbing for a dishwasher. There is coved ceiling, an eye level double oven by Smeg, a uPVC double glazed window to the front aspect, a towel radiator and a glazed sliding door into the lounge.

LOUNGE

A well proportioned reception room with decorative coving and ceiling rose, a central heating radiator, a large uPVC double glazed window to the front aspect, a fireplace with stone surround housing a coal effect gas fire, then a return door to the entrance hall.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a range of wall-to-wall fitted wardrobes.

BEDROOM TWO

A versatile room currently used as a dining room and a sun lounge with two central heating radiators, a uPVC double glazed window to the side aspect and double glazed sliding patio doors onto the rear garden.

SHOWER ROOM

Fitted in white with a pedestal wash basin with hot and cold taps and a close coupled toilet. There is a shower enclosure with glazed door and Mira electric shower plus fully tiled walls, an extractor fan, a uPVC double glazed obscured window to the side aspect and a chrome towel radiator.

DRIVEWAY, CARPORT & GARAGE

A single width driveway starts at the front of the plot and provides parking for one, leading via double gates underneath the carport (limited width) and eventually to the garage to the rear with a metal up and over door and uPVC double glazed courtesy door onto the rear garden.

GARDENS

The property features a low maintenance frontage with access to the rear garden either through the carport and garage or via a gate at the other side. The garden is fully enclosed, includes a shaped lawn and established borders as well as patio seating and a timber deck. To the rear of the garage is a useful attached 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.

ADDITIONAL INFORMATION

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:-

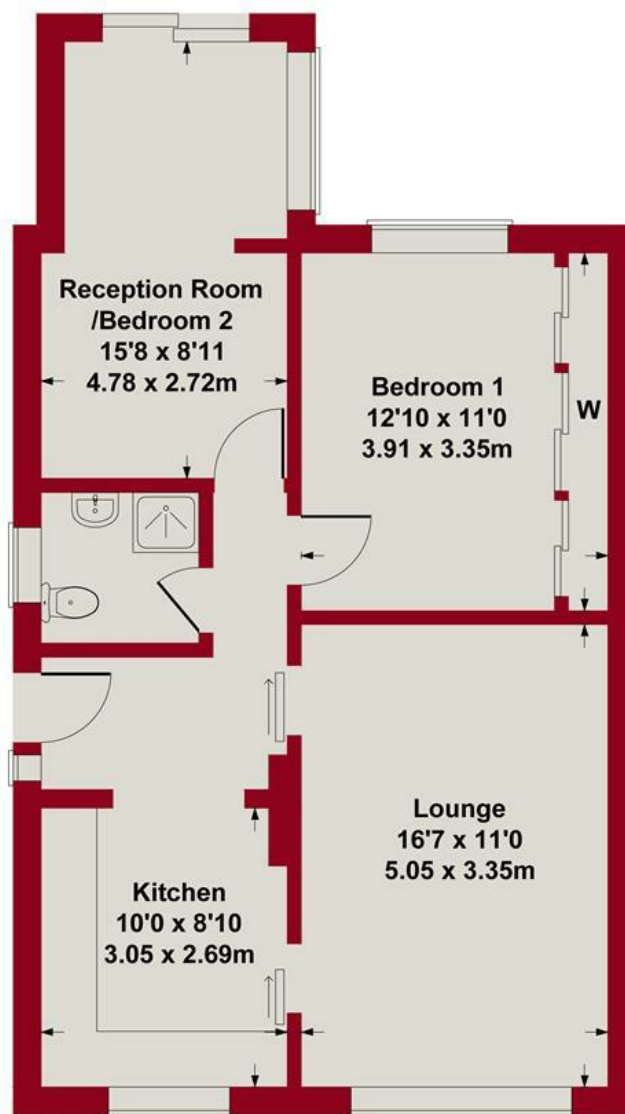
<https://www.gov.uk/search-register-planning-decisions>







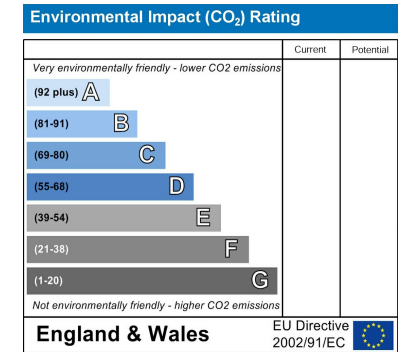
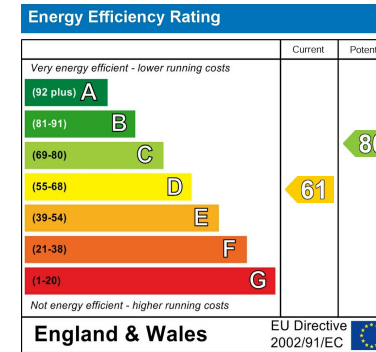
**Approximate Gross Internal Area
669 sq ft - 62 sq m**



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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