



12 Eastwood Road, Radcliffe on Trent,
Nottingham, NG12 2FZ

£260,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Period Semi-Detached Home
- Convenient Village Centre Location
- Lounge To Front And Dining Room To Rear
- Four-Piece Ground Floor Bathroom
- South-Westerly Facing Rear Garden
- Deceptively Spacious Accommodation
- Two Well-Proportioned Reception Rooms
- Kitchen With Useful Side Porch
- Three First Floor Bedrooms With Cloakroom/WC
- Garden Room/Conservatory

A fantastic opportunity to purchase this attractive period semi-detached home, offering deceptively spacious accommodation in a highly convenient location within walking distance of the village centre and well-regarded local schools.

The property is well proportioned and includes two reception rooms, currently arranged as a lounge to the front and a dining room to the rear, which flows seamlessly into the kitchen with a side porch providing additional access.

To the ground floor there is also a useful four-piece family bathroom. To the first floor are three bedrooms and a separate cloakroom/WC.

Externally, the property benefits from a walled frontage with timber-gated access leading to the enclosed rear garden. The garden features a patio seating area, a small lawn, and a garden room/conservatory (with external access only), all enjoying a popular south-westerly aspect.

Viewing is highly recommended.

ACCOMMODATION

A uPVC double glazed door leads into the entrance porch.

ENTRANCE PORCH

With a part glazed door into the lounge.

LOUNGE

A well proportioned reception room with ornate cornicing to the ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a fireplace with a stone surround housing a coal effect gas fire.

INNER HALLWAY

With laminate flooring and a useful understairs storage cupboard with light.

DINING ROOM

A well proportioned reception room with laminate flooring, a central heating radiator, coved ceiling, a uPVC double glazed window to the conservatory, a door and staircase rising to the first floor and a fireplace with brick surround.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with hot and cold taps and space for appliances including a gas cooker point and plumbing for a dishwasher. There is a uPVC double glazed door and window into the lean-to conservatory and a cupboard housing the ideal combination boiler.

SIDE PORCH

Providing storage and with a uPVC double glazed door onto the rear garden.

GROUND FLOOR BATHROOM

A good sized four piece ground floor bathroom including a pedestal wash basin with hot and cold taps and a close coupled toilet. There is a panel sided bath with hot and cold taps as well as a shower enclosure with glazed door and Triton electric shower. There is tiling for splashbacks, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

FIRST FLOOR LANDING

Having a central heating radiator and access hatch to the roof space.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful storage cupboard over the stairs.

BEDROOM TWO

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

BEDROOM THREE

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

FIRST FLOOR CLOAKROOM/UTILITY SPACE

Fitted with a two piece cloakroom suite including a close coupled toilet and a vanity wash basin with hot and cold taps and tiled splashbacks. There is a central heating radiator, a uPVC double glazed obscured window to the side aspect, an electric shaver point and a built-in double utilities cupboard with plumbing for a washing machine.

GARDENS

There is a small walled frontage with gated access leading via the side of the property and into the rear garden which is enclosed with timber panelled fencing and includes a paved pathway leading to the rear where a useful double timber shed is located. There are well stocked and established borders as well as a shaped lawned area and patio seating.

GARDEN ROOM/CONSERVATORY

Of uPVC and brick construction with uPVC double glazed windows and aluminium framed sliding patio doors.

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 B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

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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>

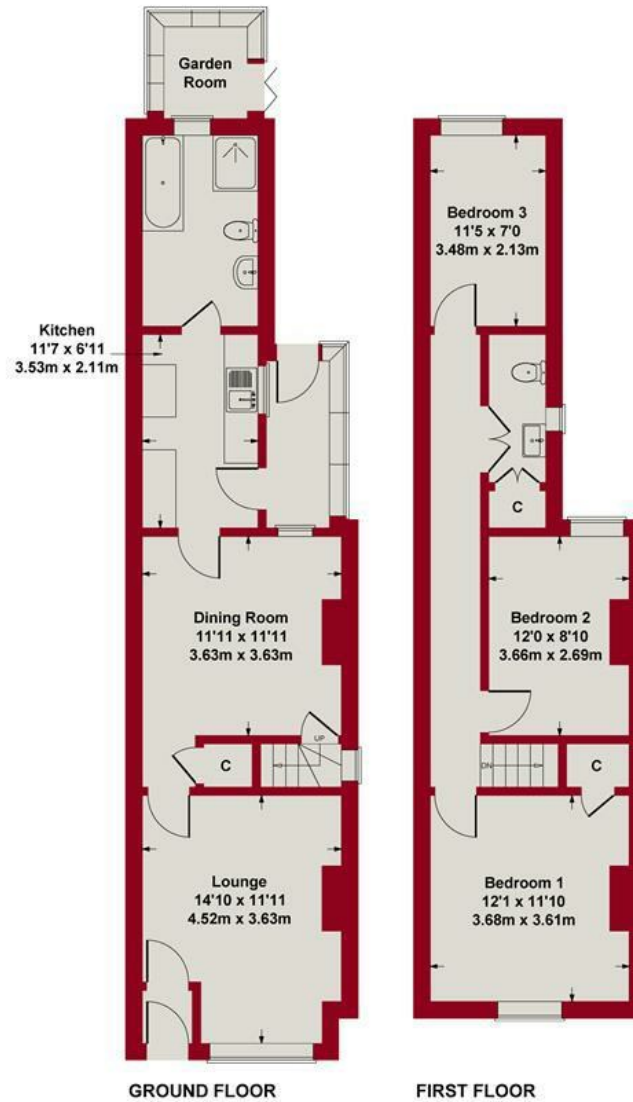






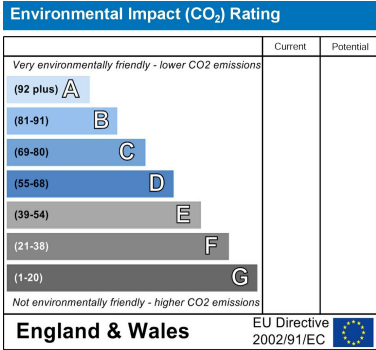
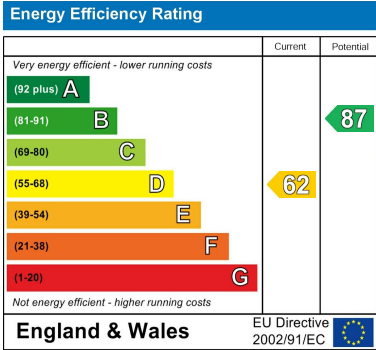


**Approximate Gross Internal Area
1100 sq ft - 102 sq m**



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



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

