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11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**11 HARLEQUIN CLOSE, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 2HQ**

£450,000

11 HARLEQUIN CLOSE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2HQ

Position... an elevated position with views towards Nottingham in the distance and ensuring a high degree of privacy in the rear garden. Easy access to both Nottingham & Bingham via the A52 and further afield from the A46. The closest Bus Stop into Nottingham is only 275 metres, 300 yards away!

Setting... within a small and quiet cul-de-sac of similar properties enjoying mature trees, plants and shrubs that provide both colour and texture.

Plot... if privacy is your requirement, then this is for you. With a fully enclosed rear garden with paved patio areas for those who enjoy al fresco dining during those balmy summer evenings, hard-standing with a garden shed, a useful outdoor tap, hedged borders and fence panelling. The generous rear garden provides plenty of scope for further extension and upgrading, to take full advantage of the fantastic position, setting and plot.

This 5 bedroomed, detached home has been maintained by the current owners over many, many years and the rear extensions provide a much larger than expected breakfast kitchen, which was only fitted by Wren Kitchens in March of this year, with an extended dining room and its Garden Room / Seating area, from which to enjoy the view of your labours in the garden. With a further lounge to front, a cloaks cupboard and ground floor W.C. To the first floor are the five bedrooms, separate W.C. and bathroom. For those who experienced a change in working patterns over the last few years, one of the bedrooms could easily become the ideal Home Office.

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

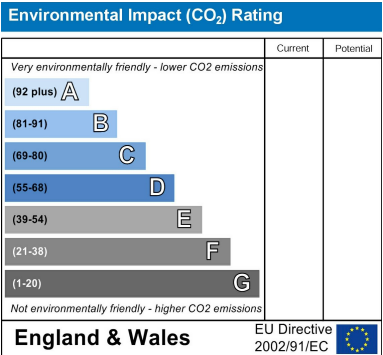
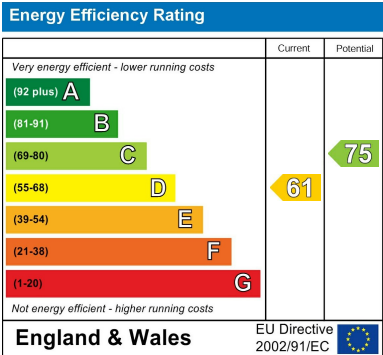


DIRECTIONAL NOTE From the A46 / A52 crossroads at Saxondale Island, the property may be approached via the A52 in the direction of Nottingham. After approximately 2 miles, pass Hudson Way on your right and also South Avenue on your left. Turn next left into Woodside Road, adjacent to Woodside Stores. Turn first left into Nursery Road and then right into Harlequin Close and this particular property will then be found at the head of the cul-de-sac clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG12 2HQ

Council Tax Band

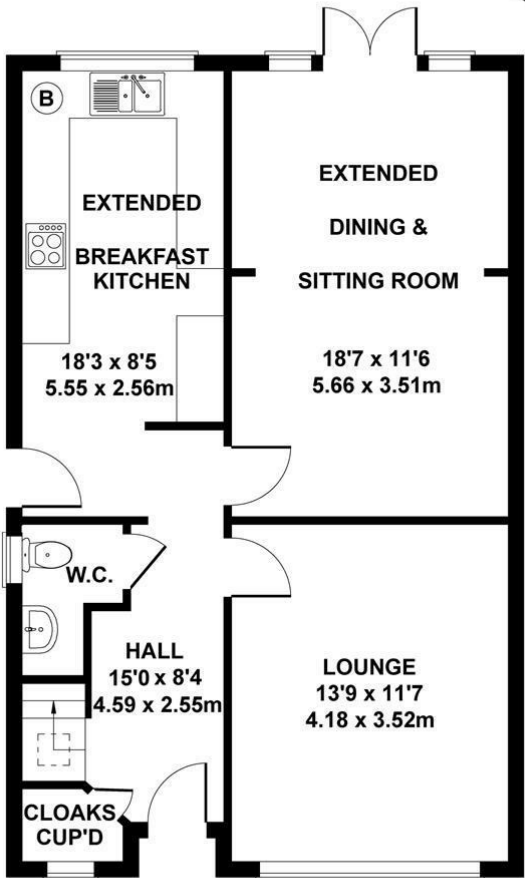
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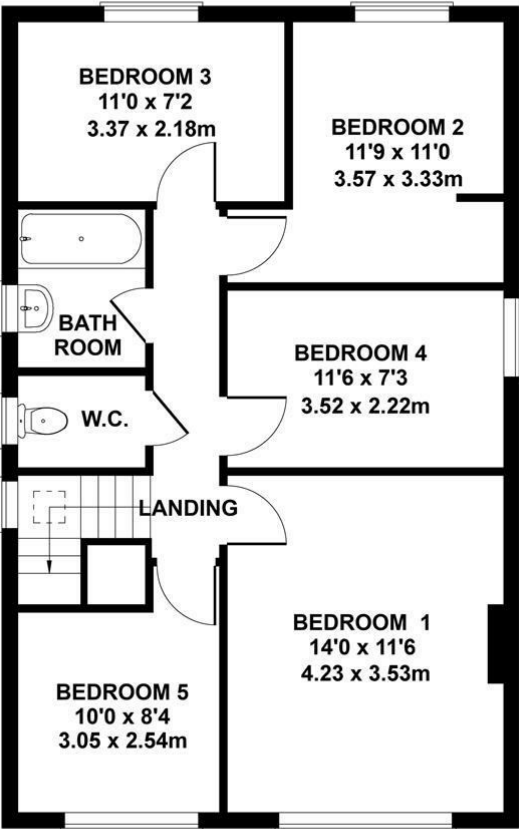
Not to Scale.
For Illustrative Purposes Only.



Approximate Gross Internal Area
1324 sq ft - 123 sq m



GROUND FLOOR



FIRST FLOOR

The neighbouring Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.

As many buyers are aware, homes of this size at this price range in Radcliffe and Bingham are rare and at a real premium – particularly those with such a private and sunny rear garden! With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!

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.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

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

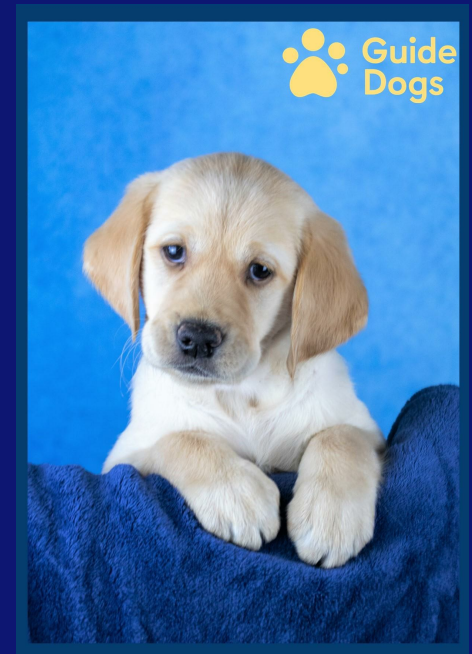
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

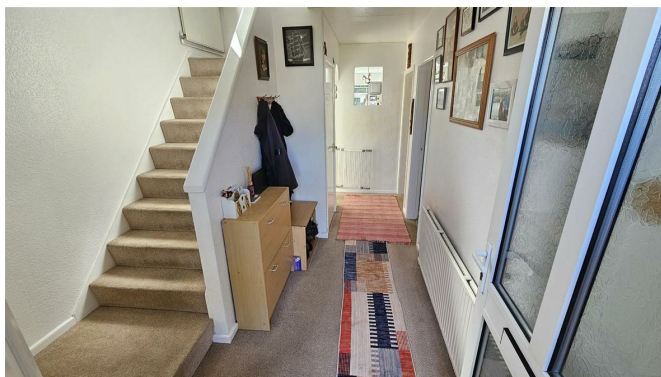
1st January 2026

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.





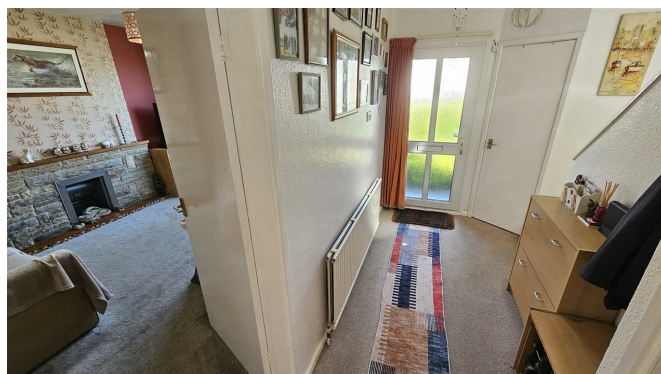
Upvc and double glazed door into the

HALLWAY

with a central heating radiator, stairs rising to the first floor, large cloaks cupboard, door to the ground floor W.C.

LOUNGE

13'9 x 11'7 (4.19m x 3.53m)
with a central heating radiator and a double glazed window to the front. Feature fireplace.





EXTENDED BREAKFAST KITCHEN

18'3 x 8'5 (5.56m x 2.57m)

Fitted with a range of base and wall mounted units with clean lines throughout and work surface over. One and a half bowl sink unit and drainer with contemporary mixer tap, built-in electric oven and grill, with four ring gas hob and extractor fan over with glass splashback. Plumbing for washing machine, dishwasher and / or tumble dryer, space for full-height fridge freezer, breakfast bar, herringbone flooring, uPVC double glazed window to the rear elevation, central heating radiator and a double glazed door to the side.



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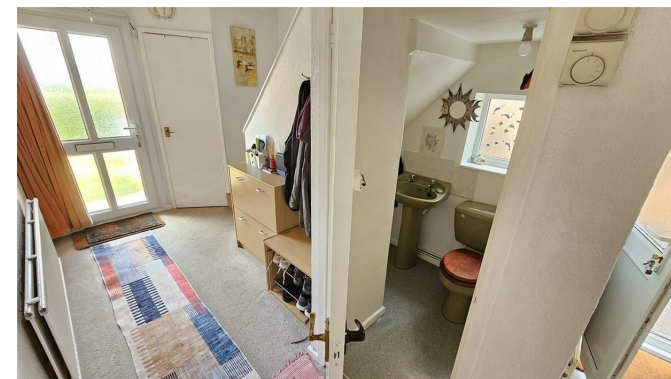
EXTENDED DINING & SITTING ROOM

18'7 x 11'6 (5.66m x 3.51m)

a fabulous room with an overwhelming feeling of space following the sensible extension to the rear. With two central heating radiators and double glazed double doors leading onto the rear garden.

DOWNSTAIRS W.C.

with a low flush W.C., pedestal washbasin and a double glazed window to the side.





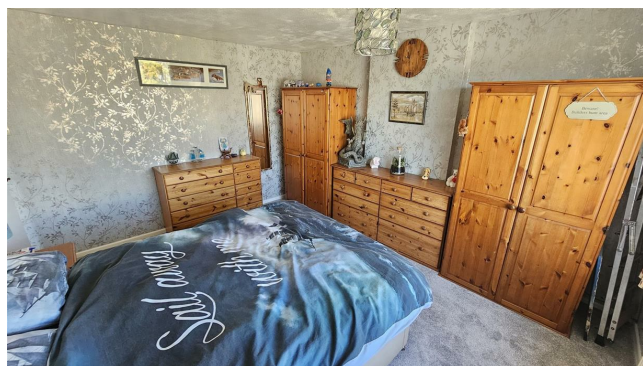
LANDING

with a central heating radiator and a fully opening and double glazed 'fire' window to the side.

BEDROOM 1

14'0 x 11'6 (4.27m x 3.51m)

with a central heating radiator and a double glazed window to the front with views across towards Nottingham.



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BEDROOM 2

11'9 x 11'0 (3.58m x 3.35m)
with a central heating radiator and a fully opening and double glazed 'fire' window to the rear.

BEDROOM 3

11'0 x 7'2 (3.35m x 2.18m)
with a central heating radiator and a fully opening and double glazed 'fire' window to the rear.





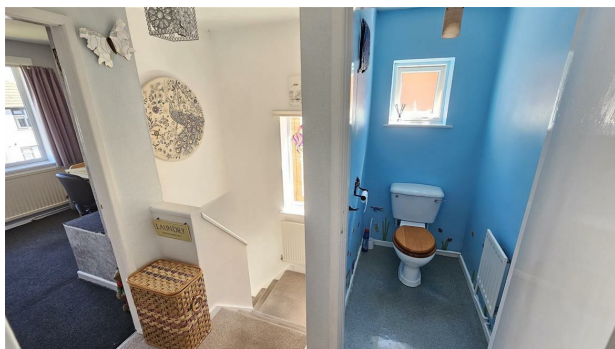
BEDROOM 4

11'6 x 7'3 (3.51m x 2.21m)
with a central heating radiator and a double glazed window to the side.

BEDROOM 5 / HOME OFFICE

10'0 x 8'4 (3.05m x 2.54m)
with a central heating radiator and a double glazed window to the front.





SEPARATE W.C.

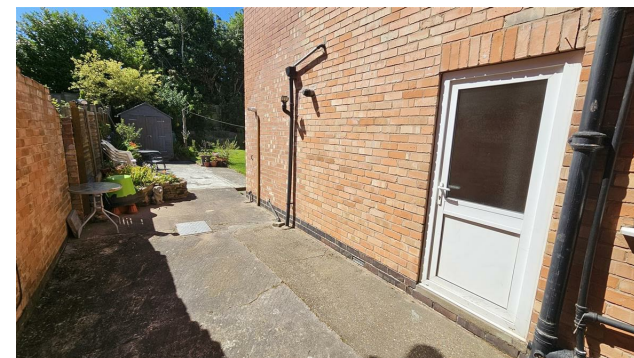
with a low flush W.C., central heating radiator and a double glazed window to the side.

BATHROOM

with a panelled bath with electric shower over, a pedestal wash hand basin and a double glazed window to the side.

OUTSIDE - FRONT

Privately set behind a mature hedge, there is a planted and gravelled area to the front for ease of maintenance with a driveway to the side that provides the off-street parking and to which there is secure and gated pedestrian access to the further hard standing at the side of the property.





OUTSIDE - REAR

There is a much larger than average and southerly facing private garden extending to the side and rear of the property, with a sunny aspect. The garden is predominantly laid to lawn and has plenty of areas for table and chairs throughout the day, well stocked borders with mature trees and shrubs, with a garden shed and the boundaries are enclosed by hedging and fencing.



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Steve Pritchett

Please contact us for a FREE discussion on our services

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Please call **Denise Campbell** on **01949 87 86 90**





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Impressed by the quality of this brochure?

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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!