3 Parr Court, Radcliffe on Trent, Nottingham, NG12 2AU

Guide Price £150,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Mid-Terraced Bungalow
- No Upward Chain
- Lounge Diner with Patio Doors
- Ground Floor Double Bedroom & Shower Room
- First Floor Storage Room
- Central Village Location
- Immaculately Appointed Throughout
- Attractive Shaker Style Kitchen
- Useful Utility Room
- Parking & Low Maintenance Gardens

A rare opportunity to acquire a deceptively spacious retirement bungalow, occupying a particularly convenient position in the heart of the village, with excellent access to a range of local amenities including shops, cafes, and everyday facilities.

Offered to the market in good decorative order throughout and benefiting from no upward chain, this attractive property presents an excellent opportunity for those seeking a low-maintenance home in a highly convenient location.

The accommodation briefly comprises a welcoming entrance hall leading to a generous lounge/dining room, featuring patio doors opening onto the garden and being open plan to an attractive Shaker-style kitchen fitted with a range of integrated appliances. There is a spacious ground-floor double bedroom with fitted furniture providing excellent storage, together with a well-appointed shower room.

A useful utility room completes the ground floor and incorporates a staircase rising to the first-floor storage room.

Externally, the property benefits from an allocated parking space and an attractive, low-maintenance garden accessed directly from the lounge, providing a pleasant outdoor seating area.

Viewing is highly recommended to fully appreciate the space, versatility, and convenience of this excellent and rarely available retirement home opportunity.

ACCOMMODATION

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

ENTRANCE HALL

featuring a coved ceiling, central heating radiator, thermostat, and a useful built-in storage cupboard with slatted shelving. A glazed door opens into the spacious lounge/diner.

LOUNGE/DINER

A bright reception room with a coved ceiling, central heating radiator, and uPVC double-glazed sliding patio doors providing access to the garden.

KITCHEN

The dining area is open plan to the kitchen, which is fitted with an attractive range of oak-fronted Shaker-style base and wall units with rolled-edge worktops, tiled splashbacks, and an inset 1.5-bowl composite sink with mixer tap. Integrated appliances include an AEG high-level double oven, four-zone electric hob with concealed extractor hood, and integrated refrigerator. A uPVC double-glazed window overlooks the rear aspect.

DOUBLE BEDROOM

A generously sized double bedroom with a central heating radiator, uPVC double-glazed window to the front aspect, and a comprehensive range of fitted bedroom furniture including wardrobes, bedside tables, and a dressing table with drawers.

SHOWER ROOM

The spacious shower room comprises a shower enclosure with glazed sliding doors and mains-fed shower, complemented by waterproof wall panels. There is a vanity wash basin with mixer tap and storage cupboards below, together with a concealed-cistern WC. Additional features include tiled flooring, tiled splashbacks, a high-level skylight, fixed mirror, extractor fan, and central heating radiator.

UTILITY ROOM

The utility room provides valuable storage and laundry space, with plumbing for a washing machine, a high-level skylight, central heating radiator, and the Worcester combination boiler. A turning staircase rises from here to the first floor storage room.

FIRST FLOOR STORAGE

An large open-plan room featuring two skylights with fitted blinds and access to the eaves.

PARKING AND GARDENS

There is designated parking to the front of the property. The front garden has been designed for low maintenance and includes a paved patio seating area, paved stepping stones, and mature planted borders

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

The property is located off a small private road.

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#

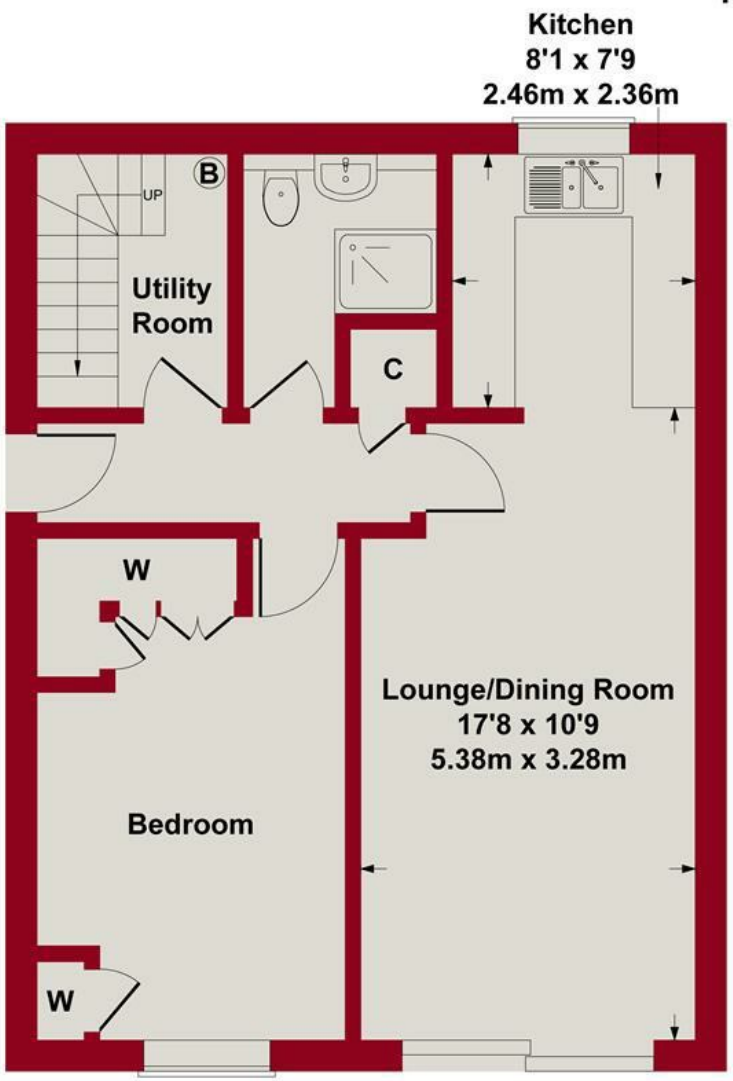
Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

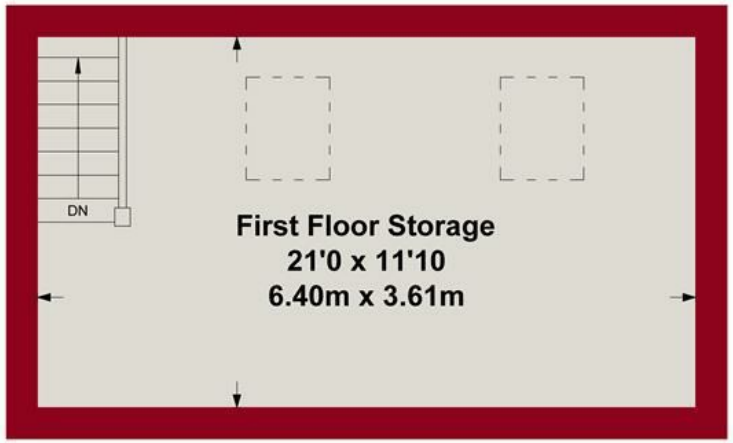
Planning applications:-
https://www.gov.uk/search-register-planning-decisions

Caution
John Lewis

Approximate Gross Internal Area
842 sq ft - 78 sq m



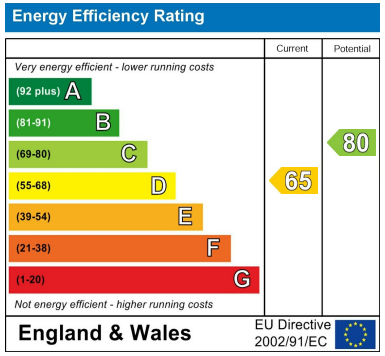
GROUND FLOOR

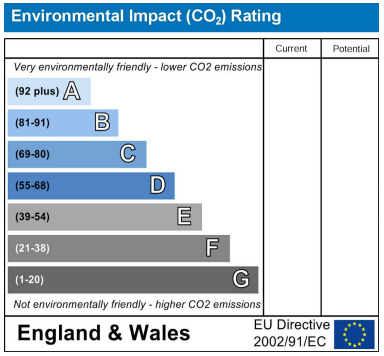


FIRST FLOOR

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.
Copyright V360 Ltd 2026 | www.houseviz.com

RICHARD WATKINSON PARTNERS





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers