



124 Bingham Road, Radcliffe on Trent,
Nottingham, NG12 2GT

Guide Price £400,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional-Style Detached Home
- With No Onward Chain
- South Facing Rear Garden
- Large Dining Kitchen
- 3 Bedrooms & Shower Room
- Excellent Potential To Update/ Renovate
- Mature Plot of 0.17 Acres
- Two Well Proportioned Reception Rooms
- Utility/Boot Room, Conservatory, GF Wetroom
- Ample Driveway Parking

A rare and exciting opportunity to acquire this traditional-style detached home, offered to the market with the significant advantage of no onward chain. Providing spacious and extended accommodation, the property presents outstanding potential to update, renovate, and further extend or reconfigure, subject to the necessary planning permissions.

Occupying a generous and mature plot of approximately 0.17 acres, the property enjoys a substantial block-paved driveway to the front, providing ample off-road parking for multiple vehicles, alongside an established rear garden benefitting from a highly desirable southerly aspect.

The property offers fantastic scope to create a superb long-term family home, with the existing accommodation comprising an entrance hall, two well-proportioned reception rooms, a spacious dining kitchen, a useful boot/utility room, a ground floor wetroom and a large conservatory spanning the rear, linking the dining kitchen and dining room.

To the first floor, there are three bedrooms and a shower room, offering further potential for modernisation.

Viewing recommended!

ACCOMMODATION

An open fronted porch with chequered tiled floor and an original stained glass door with leaded and stained glass windows to the side leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with panelling to the walls, plate rack, a central heating radiator, solid wood flooring and a balustraded spindled staircase rising to the first floor. Consumer unit and electricity meter plus a built-in storage cupboard.

LOUNGE

With solid wooden flooring, picture rail, a central heating radiator, a leaded and stained glass window to the side aspect and a uPVC double glazed bay window to the front aspect. There is an original decorative fireplace with tiled insert and hearth.

DINING ROOM

This second and well proportioned reception room has a picture rail, solid wooden flooring, an anthracite vertical column radiator and uPVC double glazed French doors into the conservatory.

CONSERVATORY

A large conservatory to the rear of the property with tiled flooring, a sloping polycarbonate roof, uPVC double glazed windows and uPVC double glazed French doors onto the rear garden.

DINING KITCHEN

A spacious dining kitchen forming part of the extension across the rear and fitted with a range of base and wall cabinets with rolled edge worktops, tiled splashback and an inset stainless steel single drainer sink. Space for appliances including a gas cooker point with chimney extractor hood over. There is a central heating radiator, a uPVC double glazed window to the rear and side elevations, a part glazed door to the side and a door into the utility/boot room.

UTILITY/BOOT ROOM

A large room with tiled flooring and uPVC double glazed windows to the front and side aspects. Fitted with a range of base cabinets with rolled edge worktops, a stainless steel sink and space for appliances including plumbing for a washing machine.

GROUND FLOOR WET ROOM

A ground floor wet room with shower area, chrome towel radiator, tiled flooring and fully tiled walls. There is a uPVC double glazed obscured window to the conservatory, a vanity wash basin with mixer tap and storage below plus a concealed cistern toilet.

FIRST FLOOR LANDING

Having a uPVC double glazed window to the side aspect.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, spotlights to the ceiling, picture rail and a uPVC double glazed window to the front aspect.

BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, picture rail and a range of wall-to-wall fitted furniture including wardrobes and a dressing table.

BEDROOM THREE

A single bedroom with a central heating radiator, access hatch to the roof space, picture rail and a uPVC double glazed window to the front aspect.

SHOWER ROOM

Including a concealed cistern toilet and a vanity wash basin with mixer tap and storage below. There is a low profile shower tray with fixed glazed screen and mains fed shower plus fully tiled walls, a chrome towel radiator, Baxi central heating radiator and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY PARKING

The majority of the front of the plot is either block paved or gravelled providing extensive parking for several vehicles.

GARDENS

The property occupies a generous and established plot with side access leading to the established rear garden enclosed with a combination of brick walling and timber panelled fencing, mainly set to lawn and including a variety of mature plants, trees and shrubs.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

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.

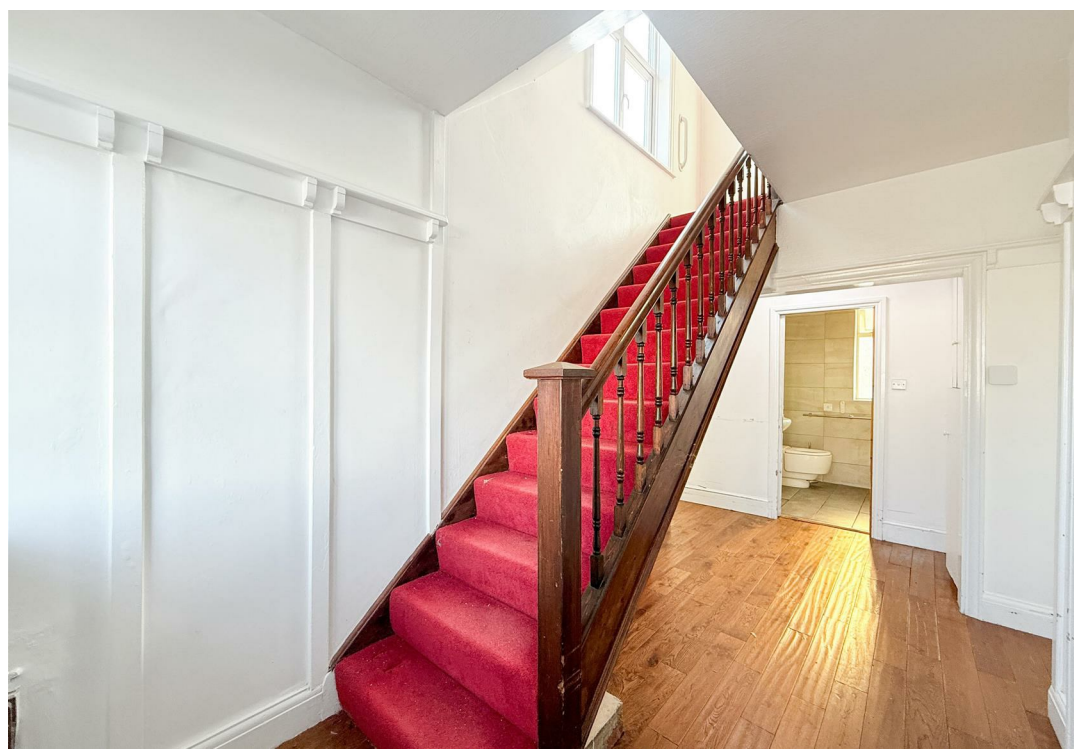
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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/>

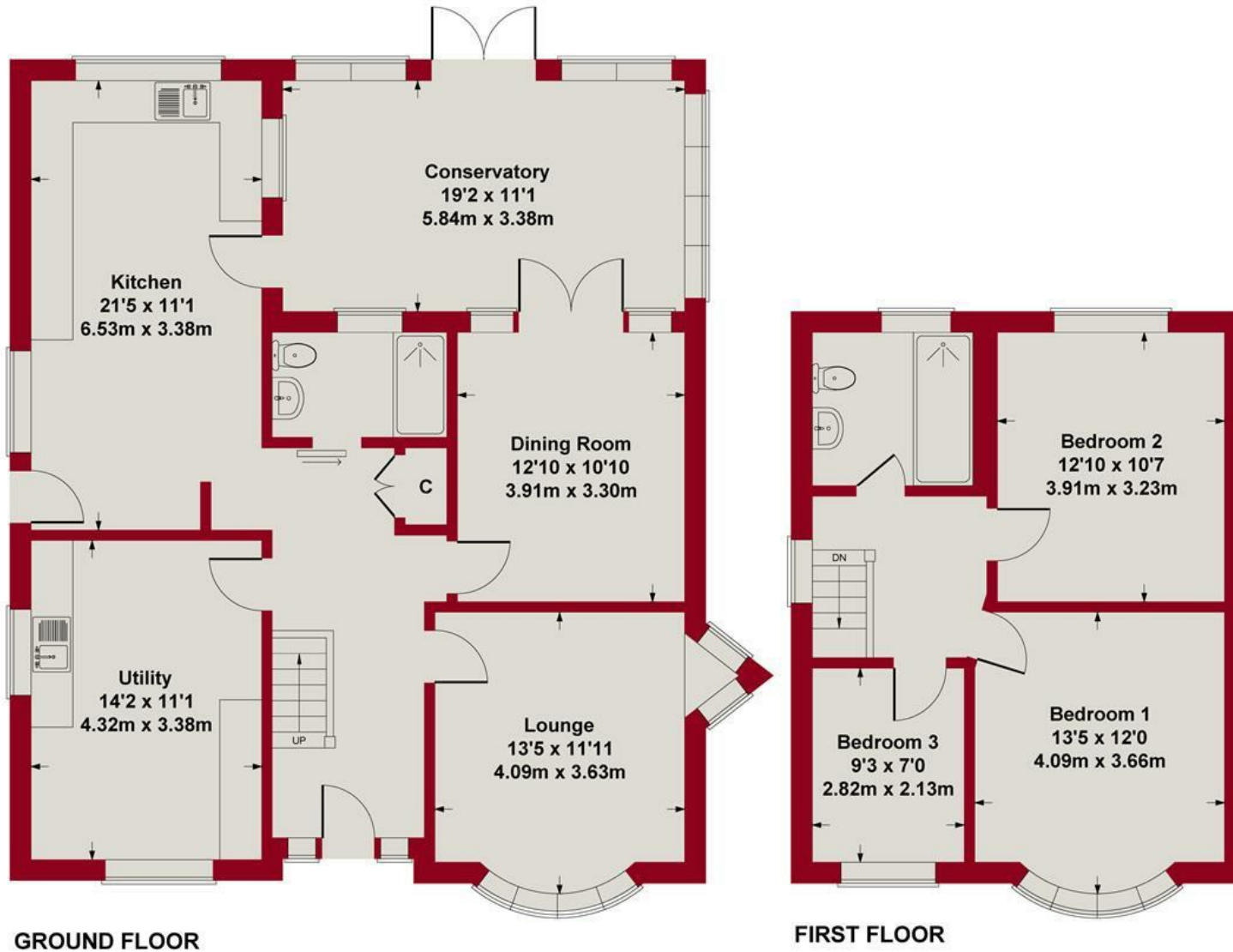
Planning applications: <https://www.gov.uk/search-register-planning-decisions>







**Approximate Gross Internal Area
1656 sq ft - 154 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.

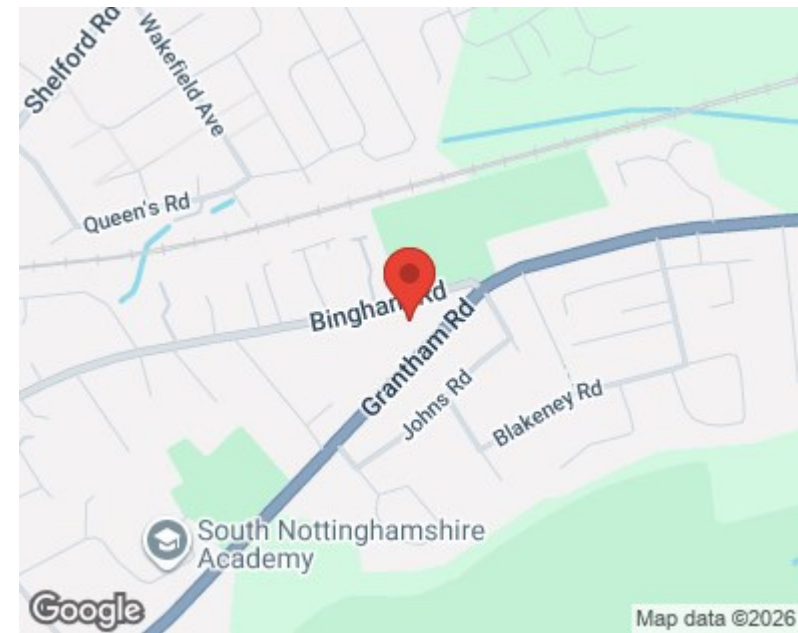
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales		
EU Directive 2002/91/EC		

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		



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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



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