



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

Offers Over £275,000

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 advantage of no upward chain, this attractive detached bungalow occupies a popular location and is ideal for those looking to downsize into single storey living.

The accommodation includes a small extension to the rear and in brief comprises: an entrance hall which is open plan to the kitchen and a spacious lounge with fireplace, a double bedroom with fitted wall-to-wall wardrobes, and a 2nd bedroom, currently used as a dining room. There is a well-appointed shower room then outside, driveway parking and a useful garage, a low maintenance frontage and an established rear garden affording a westerly aspect.

### 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

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/>

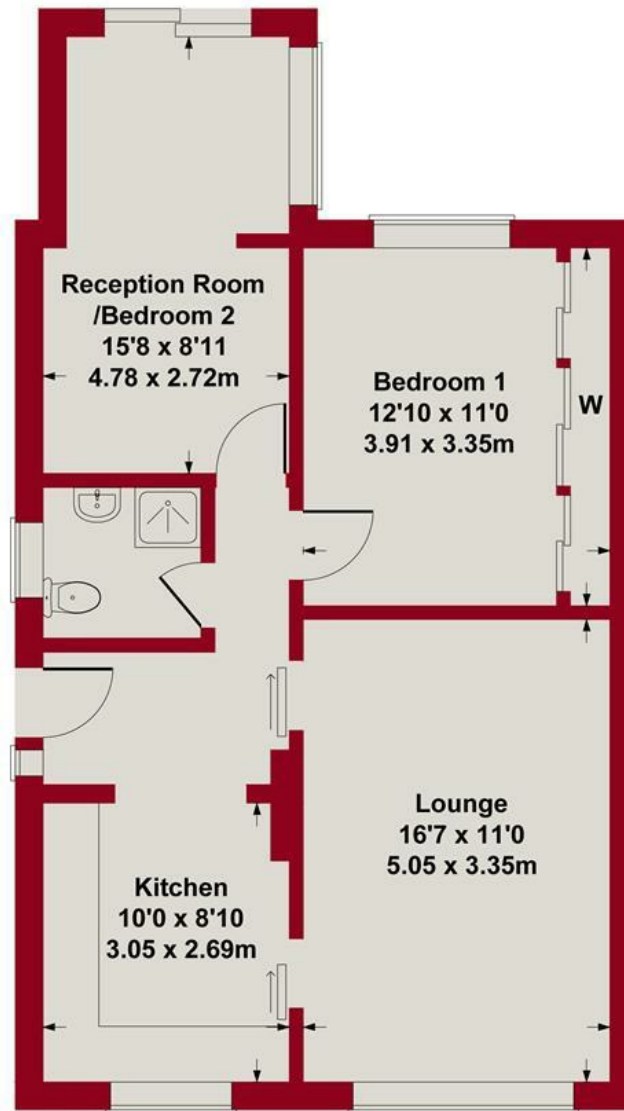
Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>







**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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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		
	61	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*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 firm's 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**



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