



The White House

58 BINGHAM ROAD

The White House

58 BINGHAM ROAD, RADCLIFFE-ON-TRENT,
NOTTINGHAM, NG12 2FU

Built in the mid-19th century and believed to have originally comprised two, if not three, independent cottages, this utterly charming detached period home offers a rare blend of character, versatility and beautifully proportioned accommodation. Rich in original charm and quirky architectural detail, the property showcases exposed beams, cottage-style proportions and an abundance of natural light, with many of the principal rooms orientated towards the delightful south-facing rear garden. The accommodation is both extensive and highly adaptable, extending to four reception rooms in addition to a superb living kitchen, four bedrooms, two ensuite shower rooms and a family bathroom. Externally, the property enjoys a surprisingly generous rear garden together with extensive patio seating areas and driveway parking for one vehicle complete with electric charging point.

The front entrance door opens into a tiled reception hall situated within what is believed to be the oldest part of the property. Full of character, the hallway provides access to a cloakroom fitted with wash hand basin and WC, together with useful understairs storage. A staircase rises to the principal first-floor landing whilst two steps descend into the first of the reception rooms.





Positioned to the front of the property is a wonderfully cosy snug, ideal as an intimate sitting room, reading room or alternatively a charming home office.

To the rear of the property lies the dining room, undoubtedly one of the principal focal points of the home and perfectly suited to both family living and entertaining. This beautifully bright room enjoys large windows overlooking the garden together with an additional side-facing window, allowing for excellent natural light throughout the day. Exposed beam ceilings and wooden flooring further enhance the room's warmth and character, whilst a fitted cupboard positioned beside the chimney breast provides practical storage. To the rear of the dining room, a door opens into a generous pantry with quarry tiled floor, ideal for appliance storage, with direct access out to the garden.

Situated to the right of the dining room is the superb dual-aspect living kitchen, thoughtfully designed to encourage indoor and outdoor living. Sliding glazed doors together with a stable door open directly onto the rear terrace, creating an ideal entertaining space during the warmer months. The kitchen itself is fitted with an attractive range of grey wall and base units beneath wooden work surfaces with tiled splashbacks. Appliances include a freestanding Zanussi double oven with four-ring induction hob, whilst there is further space for an tall freestanding fridge freezer. A single bowl pot sink sits next to space for an undercounter dishwasher, whilst a substantial central island provides excellent preparation space, additional storage and breakfast bar seating for at least four stools. There is also ample room for informal seating or a breakfast table, making this a true heart-of-the-home space.





Positioned to the left of the dining room is the principal sitting room, a wonderfully inviting reception room enjoying lovely views over the rear garden. The room is centred around a charming log-burning stove, creating a warm and cosy atmosphere, with wooden flooring continuing seamlessly through from the dining room.



Beyond the sitting room, glazed doors open into the fourth and final reception room, currently utilised as a home office and gym. This highly versatile space could equally serve as a playroom, teenage snug or additional sitting room depending on individual requirements. Patio doors open directly onto the terrace, whilst an internal door provides access to a large walk-in utility cupboard with stacked space for both washing machine and tumble dryer. A further door opens to a secondary staircase rising to the third bedroom, creating excellent potential for partially self-contained accommodation.

The principal staircase rises from the reception hall to the first-floor landing, providing access to the four bedrooms and family bathroom.

The primary bedroom is positioned to the rear of the property and enjoys delightful views across the garden. Generously proportioned, the room comfortably accommodates a king-size bed and benefits from a fitted cupboard. A doorway leads through to a dedicated dressing area fitted with wardrobes, which in turn opens into the ensuite shower room fitted with corner shower enclosure, wash hand basin with vanity storage beneath, mirrored cabinet above, WC and heated towel radiator.

The second bedroom is another excellent double bedroom enjoying attractive garden views together with a fitted storage cupboard.





The third bedroom occupies the far-left side of the property and is approached via a characterful hallway lined with fitted bookcases. Benefitting from dual-aspect views to both front and rear elevations, together with access to the secondary staircase, this section of the home lends itself perfectly to multigenerational living or a semi-independent guest suite arrangement. The ensuite shower room is fitted in a contemporary style with feature tiled flooring, shower enclosure, wash hand basin with vanity storage and mirrored cabinet above.



The fourth bedroom is positioned to the front of the property and offers a generously proportioned single room or comfortable small double bedroom.

The family bathroom is situated adjacent to the fourth bedroom and fitted with a white suite comprising panelled bath with shower over and glazed screen, wash hand basin set within vanity storage, WC and heated towel radiator.



grounds & gardens

To the front of the property, a low boundary wall encloses a paved foregarden with planted borders leading to the entrance door. A gated archway to the right-hand side provides pedestrian access through to the rear garden. To the left-hand side of the property is a block-paved driveway providing off-road parking for one vehicle together with an electric vehicle charging point. A gate from the driveway leads directly into the rear garden.

The rear garden is a particularly impressive feature of the property, surprisingly generous in size and beautifully established. A substantial patio extends across the full width of the house, creating two distinct seating and entertaining areas positioned outside both the living kitchen and the additional reception room. Beyond the patio, steps rise to an extensive lawn bordered by mature planting, established shrubs and beautiful trees, creating a wonderfully private and peaceful setting. A large treehouse provides a charming focal point and offers excellent space for family enjoyment, whilst a substantial shed positioned to the rear of the driveway provides valuable external storage.





local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

The property also benefits from solar panels that are owned outright (no associated lease) and feed a private 9.5KW battery.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: G

Tenure: Freehold

Possession: Vacant possession upon completion.

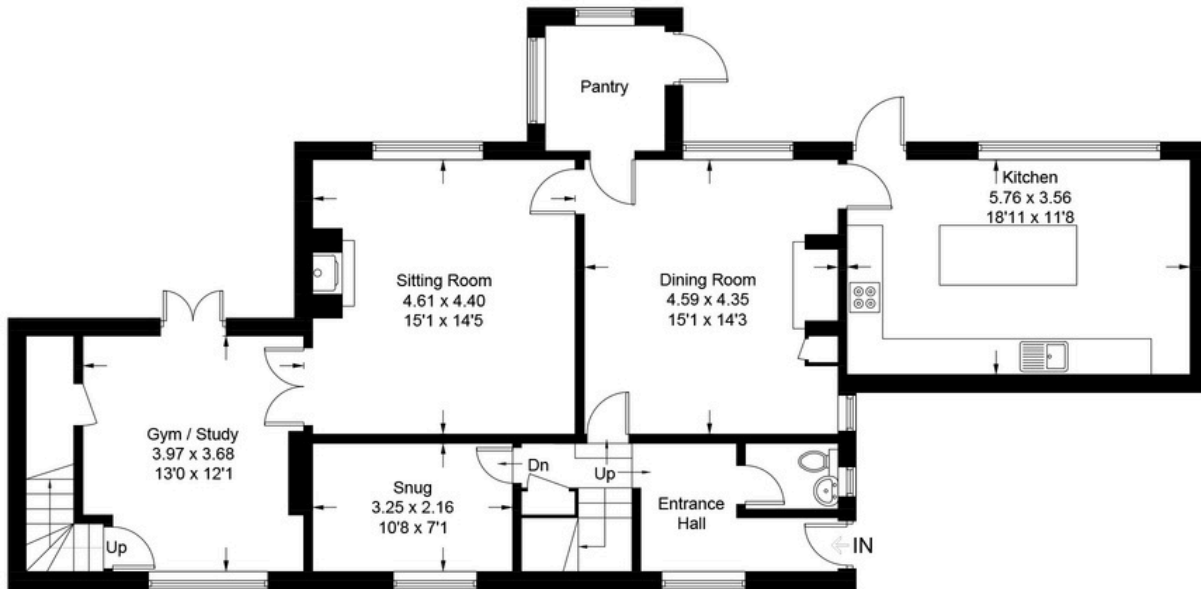
EPC rating: 57 | D

EPC potential: 78 | C

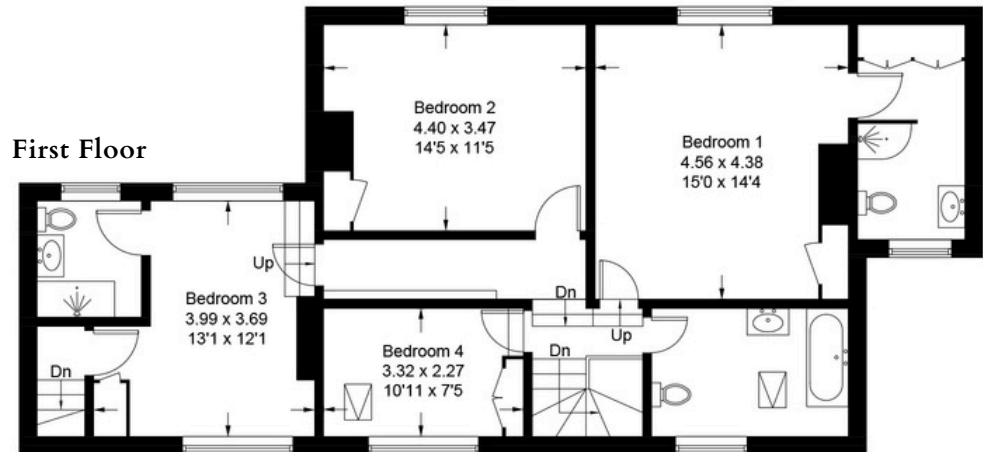


finer details

Approximate Gross Internal Area: 192.7 sq m / 2074 sq ft



Ground Floor



First Floor

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH

Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that [i] these particulars do not constitute any part of an offer or contract, [ii] all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, [iii] whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, [iv] any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, [v] the vendor does not make or give Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Digby and Finch. Registered Office: Digby and Finch Ltd, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH. Registered in England & Wales.
Company Number: 10063270