



83 Bingham Road

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2GP

This attractive three-bedroom detached home offers beautifully proportioned accommodation, with a fabulous extended kitchen and dining room creating a wonderful space for modern family life. Freshly decorated throughout in crisp white, the property provides a light and welcoming interior, offering a blank canvas for its next owners to make their own.

Extending to over 1,100 sq ft, the accommodation has been thoughtfully arranged to provide an excellent balance of living and bedroom space. The ground floor centres around a particularly impressive open-plan kitchen and dining room, where a vaulted ceiling, generous glazing and direct access to the garden create a bright and sociable environment. A separate sitting room, practical utility and ground floor cloakroom complete the layout, while upstairs are three well-proportioned bedrooms, including a principal suite with its own shower room, together with a family bathroom.

Outside, the property enjoys enclosed gardens to both the front and rear, with a pleasant lawned garden and patio providing space for outdoor entertaining. Two private parking spaces, accessed from the rear, add further convenience to this appealing family home.





The property is entered via a welcoming entrance hall, with a useful ground floor cloakroom fitted with a wash hand basin and WC.

The hallway opens into a central dining area, where the staircase rises to the first floor with useful storage space beneath. From here, the accommodation flows seamlessly into the fabulous extended kitchen, creating an impressive open-plan space ideal for everyday family life and entertaining. A distinctive triangular side window introduces additional natural light, while the kitchen itself enjoys a vaulted ceiling and double patio doors opening onto the rear garden, flanked by full-height windows which further enhance the bright and airy feel.

The kitchen is fitted with an extensive range of contemporary light-grey cabinetry, incorporating a combination of cupboards and drawers with stainless-steel handles, complemented by white worktops with matching stainless-steel edging. A substantial central island provides excellent preparation space and incorporates an AEG four-ring induction hob and oven, while generous cabinetry extends along both side walls. There is space for a freestanding fridge/freezer and an under-counter dishwasher, with a stainless-steel one-and-a-half bowl sink, drainer and mixer tap positioned within the worktop. Tiled splashbacks complete this practical and well-appointed space.







A separate utility room is accessed directly from the kitchen and continues the contemporary styling with matching cabinetry and contrasting timber-effect worktops. An inset one-and-a-quarter bowl sink with spray mixer tap is complemented by under-counter space for a washing machine and tumble dryer, while the room also houses the boiler and provides valuable additional storage.

Positioned to the front of the property, the sitting room offers a comfortable retreat from the open-plan family accommodation. A lovely bay window overlooks the front garden, filling the room with natural light, while the generous proportions allow for a variety of seating arrangements.





The first-floor landing provides access to three bedrooms and the family bathroom, with the principal bedroom enjoying the additional benefit of its own en-suite shower room.

Positioned to the front of the house, the principal bedroom is a particularly generous double, comfortably accommodating a king-size bed alongside freestanding wardrobes and additional furniture. The adjoining en-suite is fully tiled and fitted with a shower enclosure, wash hand basin and WC.



The second bedroom is another excellent double, positioned to the rear of the property and offering ample space for bedroom furniture. A useful built-in cupboard with shelving provides additional storage.

Also overlooking the rear garden, the third bedroom is a smaller double, offering flexibility as a child's bedroom, guest room, nursery or home office depending on individual requirements.

Completing the first floor is a contemporary family bathroom, finished with full-height tiling and fitted with a bath incorporating a handheld shower attachment, wash hand basin and WC.





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.

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: C

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 71 | C

EPC potential: 83 | B



grounds & gardens

To the front, the property is set behind a mid-height boundary wall, with a neatly maintained lawn and established hedging to the left creating an attractive frontage. The front entrance is approached from The Crescent, while access along the left-hand side of the house connects the front and rear gardens.

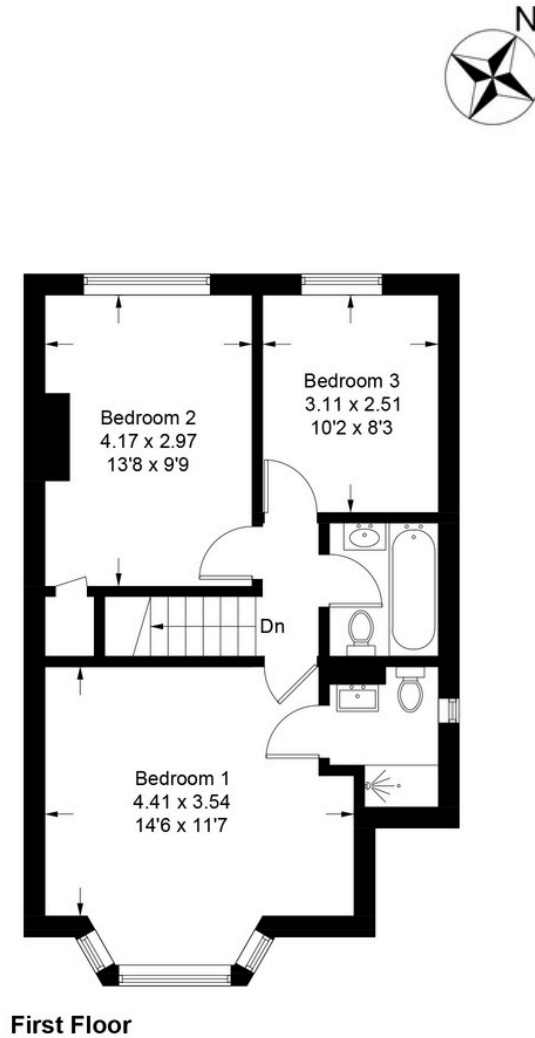
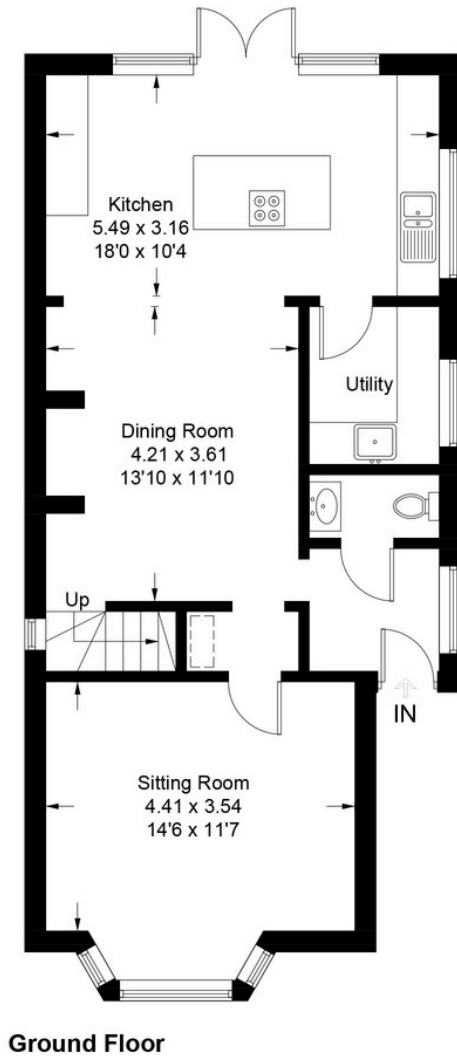
The enclosed rear garden offers an excellent balance of lawn and patio space, providing a pleasant setting for outdoor dining, entertaining and family enjoyment. A paved terrace immediately adjoins the kitchen extension, with a matching pathway extending through the garden towards a gate at the rear. The remainder is predominantly laid to lawn, with a wall forming the right-hand boundary and fencing enclosing the left and rear. A further gate provides access from the right-hand side of the property.

Beyond the rear garden gate are two private off-road parking spaces, accessed via The Crescent. The tarmac parking area is enclosed by fencing and provides convenient parking away from the main garden, completing this practical and well-balanced family home.



finer details

Approximate Gross Internal Area: 114.9 sq m / 1237 sq ft



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.

Agents note: Please be aware that the property has been digitally furnished in some of the photo within these particulars.



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