



22 Covert Crescent,  
Radcliffe-On-Trent, NG12 2HP

TJ  
THOMAS  
JAMES

# 22 Covert Crescent, Radcliffe-On-Trent, NG12 2HP

\*\*\*\*\* GUIDE PRICE £425,000 TO £450,000 \*\*\*\*\*

Thomas James are delighted to offer this immaculately well presented chalet style bungalow to the market.

The property provides a high standard of accommodation, with an adaptable layout including: a living room with patio doors opening to the gardens, a superb breakfast kitchen and family room with French doors opening to the garden, a utility room, two double bedrooms, and a shower room on the ground floor, with the galleried first floor landing giving access to two further double bedrooms, and the fitted family bathroom.

Benefiting from a security alarm, CCTV, gas central heating and replaced UPVC double glazing, the property has a west facing landscaped garden to the rear (housing a timber summer house/office), plus a large driveway and integral single garage at the front providing off road parking for a number of vehicles.

Situated in the sought after south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent local facilities including infant, junior, and secondary schools, a thriving high street, a library, a health centre and churches. There are rail links to Nottingham and beyond, and local transport links to Nottingham, Leicester and Grantham.

Early viewing is highly recommended!

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## ACCOMMODATION

The composite entrance door opens to the entrance hall. From here there are doors into two ground floor bedrooms, the shower room, the living room, and the breakfast kitchen.

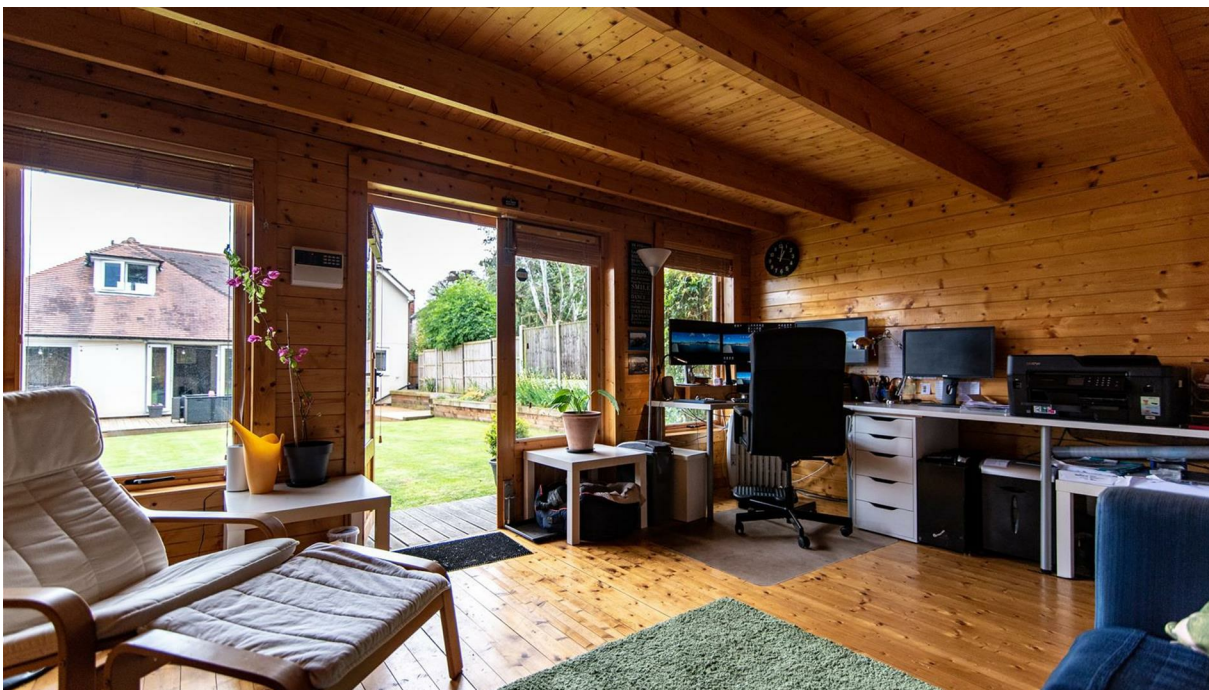
Both bedrooms overlook the front. The second is currently used as a snug, and could lend itself easily for other uses.

The shower room is fully tiled and fitted with a three piece suite including a wc, a pedestal wash hand basin, and a shower enclosure.

The living room has a dual fuel burner, feature port hole windows to the side, and patio doors opening to the rear.

The spacious breakfast kitchen/family room has a range of high gloss, handleless, wall, drawer and base units in white, with feature under, over and plinth lighting. There are integrated appliances including a fridge, a dishwasher, an electric oven, and a gas hob. The breakfast kitchen also has a breakfast bar, open access to the family area, a glass panelled door leading out, and French doors opening to the garden. Doors also open to the garage and the utility room (which has space and plumbing for a washing machine, plus storage space).

On reaching the first floor, the galleried landing has doors into two further double bedrooms (one with dual aspect windows and a loft access hatch, the other overlooking the rear aspect complete with a walk in wardrobe), and the family bathroom, which is fitted with a three piece suite including a bath with a hand held shower over, a pedestal wash hand basin, and a wc.



## OUTSIDE

At the front of the property there is a paved driveway providing off road parking for a number of vehicles, and in turn giving access to entrance door, and to the INTEGRAL SINGLE GARAGE (with an up and over electric door, power and lighting, a car charging point, racking to the walls, and housing the BAXI boiler). There is secure gated access to the rear.

The west facing rear garden has been attractively landscaped and includes; a large decked seating area, a shaped lawn, raised flower and shrub beds, and two established trees. The garden houses a timber summer house/home office (fully insulated, double glazed, with Broadband connection, an alarm, and French doors opening onto the garden), and a timber shed (with power and lighting, and a work bench).

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,174.08.

## Referral Arrangement Note

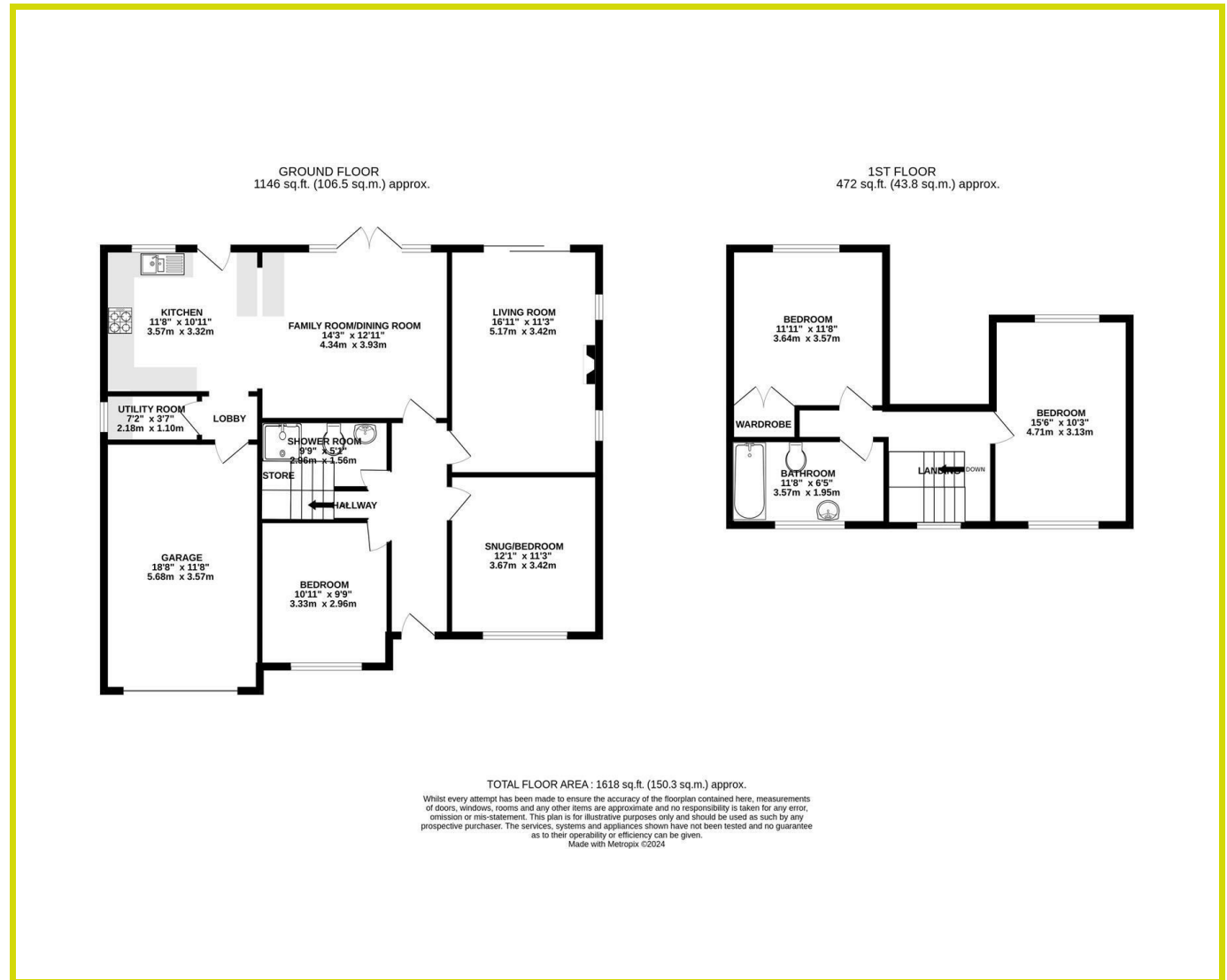
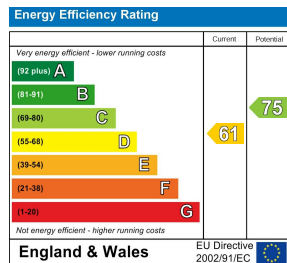
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

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## MONEY LAUNDERING

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