

HoldenCopley

PREPARE TO BE MOVED

Hogg Lane, Radcliffe-On-Trent, Nottinghamshire NG12 2BL

Guide Price £400,000 - £425,000

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NO UPWARD CHAIN...

This well-presented detached house offers an ideal opportunity for a growing family, set within a highly desirable village boasting a selection of shops, cafes, and excellent amenities, alongside highly regarded schools and convenient public transport links via bus and train. Being sold with no upward chain, the property provides a ready-to-move-in home. The accommodation is thoughtfully arranged, commencing with an inviting entrance hall providing access to a ground floor W/C, a study, a fitted kitchen, and a utility room. The dining room features a charming bay window to the side, while the spacious living room benefits from a feature fireplace and double French doors opening onto the rear garden, allowing light to flood the space and creating a seamless connection between indoor and outdoor living. On the first floor, the property offers four bedrooms, with the master enjoying an en-suite, alongside a well-appointed three-piece family bathroom. Externally, the front of the property features established plants, shrubs, and bushes, alongside a gravelled area and a double driveway providing access to the double garage at the rear. The rear garden is fully enclosed and offers a decked patio area, lawn, shed, various established plants and bushes, an outside tap, and a fence-panelled boundary, making it perfect for family life and entertaining.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Detached Garage & Driveway
- Enclosed Rear Garden
- Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'7" max x 10'2" (5.07m max x 3.11m)
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, and a door providing access into the accommodation.

W/C

5'5" x 4'0" (1.66m x 1.22m)
This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Dining Room

13'3" into bay x 10'4" (4.04m into bay x 3.16m)
The dining room has a UPVC double glazed bay window to the side elevation, a radiator, and wood-effect flooring.

Living Room

18'11" max x 12'11" (5.78m max x 3.96m)
The living room has two UPVC double glazed windows to the side elevation, two radiators, a TV point, a feature fireplace, coving to the ceiling, carpeted flooring, and double French doors opening to the rear garden.

Kitchen

10'8" x 9'8" (3.26m x 2.96m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, integrated double oven, a gas ring hob and extractor fan, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and access into the utility room.

Utility Room

6'4" x 6'0" (1.94m x 1.83m)
The utility room has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a door opening to the rear garden.

Study

9'8" x 7'11" (2.97m x 2.42m)
The study has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe, a TV point, and wood-effect flooring.

FIRST FLOOR

Landing

9'11" x 3'1" (3.03m x 0.94m)
The landing has carpeted flooring, an in-built cupboard, a radiator, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Bedroom One

13'3" x 9'7" (4.04m x 2.93m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, fitted wardrobes with sliding doors, carpeted flooring, and access into the en-suite.

En-Suite

8'1" x 5'5" (2.48m x 1.67m)
The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, partially tiled walls, and vinyl flooring.

Bedroom Two

11'8" x 9'6" (3.56m x 2.92m)
The second bedroom has a UPVC double glazed window to the side elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

13'3" max x 6'10" (4.04m max x 2.09m)
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

9'1" x 8'1" (2.77m x 2.48m)
The fourth bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Bathroom

6'5" x 5'6" (1.97m x 1.69m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and a bi-folding shower screen, a radiator, recessed spotlights, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property are established plants, shrubs and bushes, a gravelled area, and access to the rear garden.

Garage

The double garage is accessed to the rear of the property with ample storage, and an up-and-over door opening out to the double driveway.

Rear

To the rear of the property is an enclosed garden with a decked patio area, a lawn, a shed, various established plants and bushes, an outside tap, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 330Mbps and Upload Speed 50Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

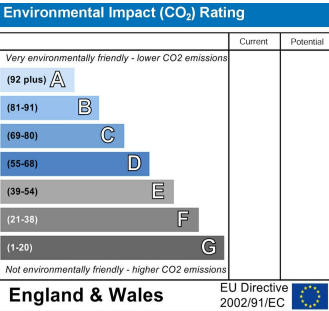
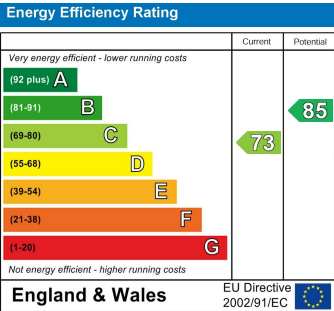
Council Tax Band Rating - Rushcliffe Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

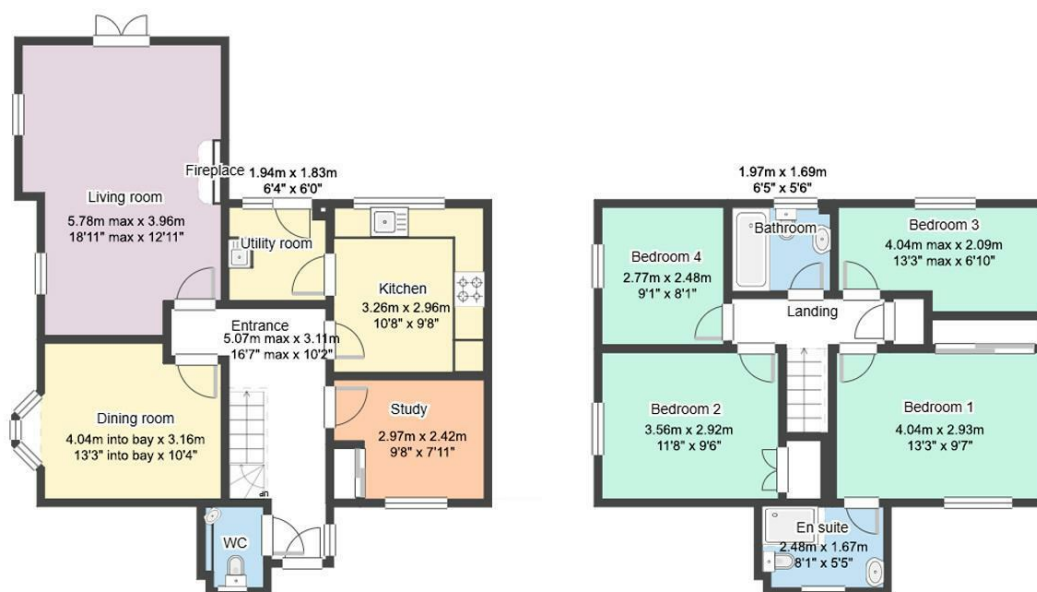
The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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