



15 Water Lane

RADCLIFFE ON TRENT

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RADCLIFFE-ON-TRENT, NG12 2DB

Having been completely renovated, this wonderful 3 bedroom bungalow presents buyers the opportunity to purchase a stylish, turn key property within easy walking distance of Radcliffe-on-Trent's fabulous local amenities.

During the renovation, the property has been adorned with brand new external render, windows, doors, new heating system, kitchen, bathroom and decoration throughout and landscaped gardens.







The front door, located on the side of the property, opens into the brand-new kitchen. Fitted with a range of base and wall units that provide plenty of storage and house the single oven, integrated fridge and freezer and dishwasher. The stainless-steel sink with draining board is ideally located in front of the window overlooking the front garden, whilst a four-ring electric hob with extractor fan over completes the cooking facilities.

A door leads through from the kitchen to the wonderful large living/ dining room with full height picture window overlooking the front lawn. From here a door leads into a rear hallway that provides access to the three bedrooms, shower room and side porch with external door.



sleeping quarters

The property benefits from three well proportioned bedrooms offering the opportunity to use one as an office or snug. The two largest bedrooms, good sized doubles overlook the garden to the rear.

Completing the accommodation is a beautifully appointed, half tiled, shower room with stainless steel fittings. There is a large shower benefitting from mixer rainfall and hand held shower heads, wash hand basin with vanity and WC.





gardens

During the renovation the external space has been beautifully landscaped. To the front of the property, there is a large tarmac driveway providing tandem parking for at least three vehicles, whilst the remainder of the garden is laid to lawn supported by render and tiled retaining walls. The driveway leads to a single garage with new electric up and over garage door to the front and a window and door to the rear.

New fencing has been erected along all boundaries, as well as separating the front and rear gardens leaving a pedestrian gate for access. In the rear garden, beautiful slabbed paths lead to patio area, perfect for outdoor entertaining or relaxing. To the rear of the garage is a shingled area, providing another sitting area or the perfect space to stand a garden shed. The remainder of the garden is laid to lawn with beds.

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.

services

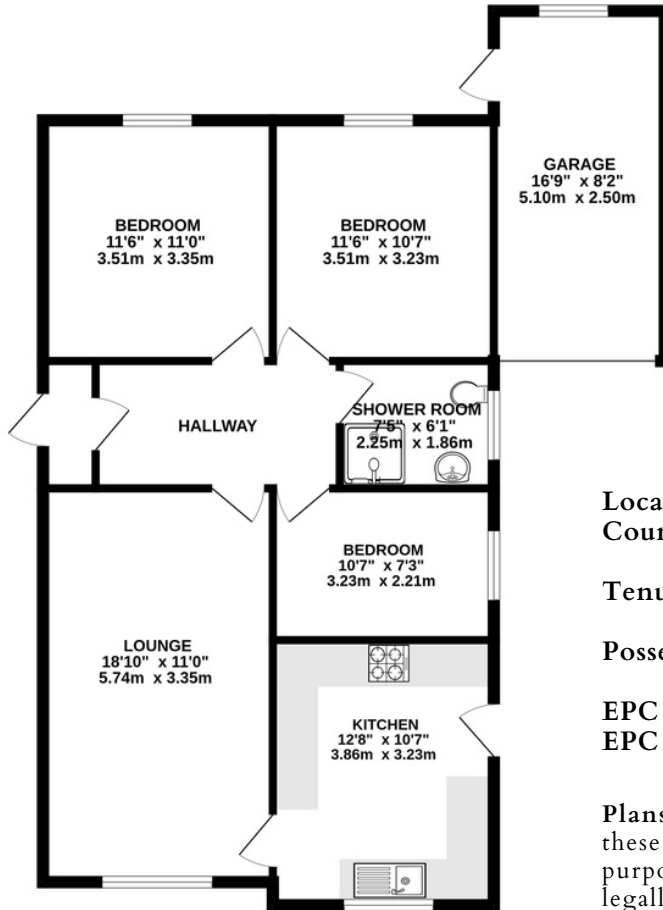
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

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.



floorplan



Approximate Gross Internal Area:
86.6 sq m / 935 sq ft

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 68 | D
EPC potential: 87 | B

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.