



10 St. Lawrence Boulevard

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2DY

Having been beautifully modernised over the last 8 years this fabulous three-bedroom semi-detached property occupies a fantastic position within the village within easy access of the village centres amenities and bus stops providing access to West Bridgford and Nottingham City Centre.

Extensive works have been undertaken at the property to create a truly wonderful, modern family home including new windows and doors, boiler and radiators that were replaced in 2020, a new kitchen fitted in 2019 as well as flooring and decoration throughout. Externally, the gardens have been beautifully landscaped, with mature planting and excellent seating areas. The property also benefits from driveway parking for at least two vehicles and a large garden store which was formally a single garage.





welcome home

The front door is set under an open porch with climbing wisteria over, opening into a lovely reception hall featuring the staircase rising to the first floor on the right and beautiful hard wood floors that extend throughout the entire ground floor of the property.

At the end of the hall a door opens into the wonderful open plan dining kitchen that spans the entire width of the property with a side door providing external access. The Howdens kitchen, fitted in 2019, showcases a superb range of grey modern shaker base and wall units perfectly accented by feature backsplash tiling, brushed chrome furnishings and speckled white laminate worktops. BOSCH integrated appliances include a single oven with warming drawer underneath, 5-ring gas hob, washing machine and dishwasher which sits perfect next to the double bowl stainless steel sink with draining board under the kitchen window overlooking the garden to the rear. There is space for a free-standing fridge freezer and understairs cupboard that provides space for a tumble dryer. A breakfast bar provides excellent food preparation space as well as seating which is perfect for entertaining.







On the other side of the breakfast bar to the kitchen, there is space for a dining table, with French patio doors that open into the conservatory and a large opening that returns to the sitting room at the front of the property adding to the homes open plan feel whilst establishing clear zoning.

The sitting room is a fabulous space to relax, with a decorative fireplace providing a wonderful focal point to the space and shutters to the front window adding a further touch of elegance.

At the rear of the property is a lovely conservatory making the most of the views over the fabulously stocked garden whilst providing further reception space. French patio doors open directly onto the garden, perfect for indoor/ outdoor living in the summer months.

first floor

Stairs rise to a large, open landing that provides access to the three bedrooms and family bathroom and separate WC.

The primary bedroom is situated to the front of the property benefitting from large built-in wardrobes along the wall opposite the bed fitted in 2021 in addition to a further wardrobe on the internal wall with storage cupboards above.

The second bedroom is also a well-proportioned double bedroom with built in wardrobe on the internal wall behind a barn style sliding door, whilst the third bedroom is a generous single room with fitted over stairs open cupboard.

Completing the first floor accommodation is the stylish bathroom, showcasing feature flooring and beautiful tiling. Fixtures include a bath with rainfall shower head over, wash hand basin set within a large vanity and WC in addition to a separate WC next door.





grounds & gardens

The property is approached by a gravel driveway providing parking for at least two vehicles. To the left, is a lovely front lawn bordered by a bed, stocked with hydrangeas and a beautiful acer, whilst a New Zealand Flax sits in the middle of the lawn.

A side gate provides access down the right-hand side of the property to the rear garden, providing the perfect place to discretely store the bins which is also easily accessed from the side door off the kitchen.

At the rear of the property is a beautiful, landscaped garden, with a stepping stone paths through the lawn linking the multiple seating areas, specifically the large patio directly to the rear of the property, second patio at the end garden and a decked area perfect for enjoying the sun throughout the day. There are fenced boundaries lined with stocked bed borders showcasing Red Robbins, Azaleas and honeysuckle growing over an arch above a bench seat to the right-hand side of the garden.

At the end of the garden is a former single garage (previously accessed via the road to the rear of the property) that has been converted into a garden store with personnel door from the rear patio, electricity and lighting.



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, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler fitted in 2020. 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: 58 | D

EPC potential: 79 | C



Floorplan

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
Garage / Garden Studio = 13.0 sq m / 140 sq ft
Total = 106.1 sq m / 1142 sq ft



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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.



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