

29 Water Lane

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottingham, NG12 2BY

This charming two-bedroom, two-bathroom period home offers a wealth of character alongside stylish, modern living. Boasting two reception rooms, a well-appointed kitchen, and a delightful courtyard seating area, the property combines traditional features with contemporary finishes. With high ceilings and generous proportions throughout, it has been thoughtfully renovated and modernised, including a new kitchen and bathrooms, updated flooring, décor and electrics. Terraced in style, the property enjoys a rich history, having once served as a greengrocers, tobacconist and general store, and was named for the family that resided here for many years.





The property is accessed via a shared courtyard to the rear, where the front door opens into a welcoming hallway. This provides access to all principal rooms on the ground floor, with stairs rising to the first floor.

To the rear is a recently fitted kitchen, designed with both style and practicality in mind. It features a range of modern cream shaker-style base units with laminate stone-effect worktops, complemented by classic white subway-tiled backsplashes and stainless steel hardware. A single oven, four-ring electric hob and extractor are integrated, with two under-counter spaces ideal for white goods such as a dishwasher and washing machine. There is also an enclosed space designed to house a freestanding fridge-freezer, with an adjacent tall storage cupboard. An exposed brick wall adds a touch of character, while the windows overlook the courtyard, bringing in natural light.



At the front of the property lie two generously proportioned reception rooms. The living room is particularly striking, benefitting from the property's two original shopfront windows, which flood the space with light. The original shop entrance has been sensitively bricked in, while a chimney breast with a colour-drenched fireplace surround creates a charming focal point.

The second reception room, currently arranged as a dining room, is equally impressive. It features click vinyl wood-effect flooring and a decorative fireplace with an Art Deco surround, stone hearth and detailed tiling. To the left of the chimney breast, a fitted cupboard provides useful built-in storage.

Completing the ground floor is a stylish, fully tiled bathroom fitted with a three-piece suite comprising a bath with shower over and glass screen, a wash hand basin, and WC.





and so to bed...

Stairs rise to a bright and spacious landing which benefits from two large storage cupboards. This area also lends itself well to use as a study or workspace, with ample room for a small desk.

There are two generously sized double bedrooms, both positioned at the front of the property. Each offers excellent proportions with space for a full range of bedroom furniture.

The first floor is also home to a second bathroom, fitted with a bath, wash hand basin, WC and towel radiator, creating a practical and flexible layout for modern living.



gardens

Externally, the property enjoys a block-paved courtyard to the rear, split with the adjoining property, enclosed by a traditional wall and accessed via a shared double gate. The space is ideal for outdoor dining and entertaining, with ample room for a bistro set, barbecue or container planting, offering a charming low-maintenance garden area.

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.

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.

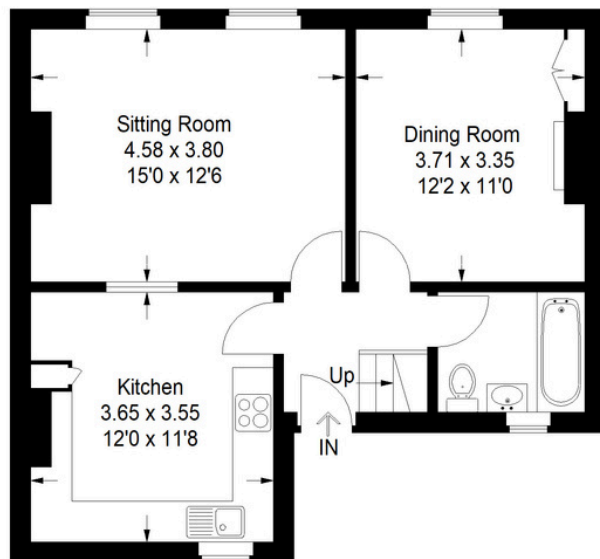
services

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

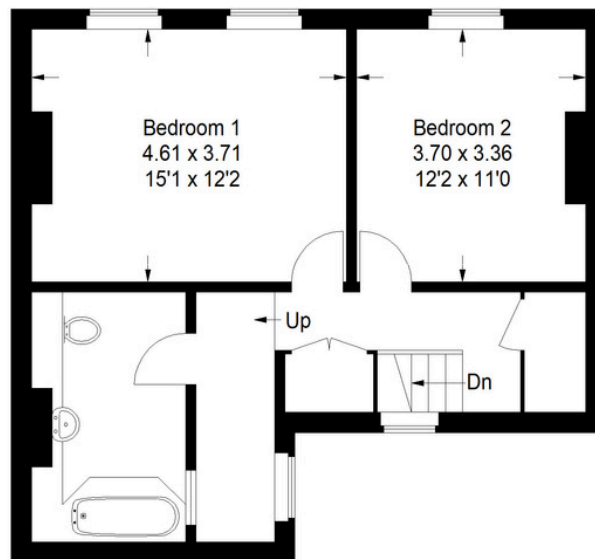


finer details

Approximate Gross Internal Area:
104. sq m / 1124 sq ft



Ground Floor



First Floor

EPC rating: 55 | D
EPC potential: 79 | C

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Possession: Vacant possession upon completion.

Tenure: Freehold

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.