



**42 St Lawrence Boulevard, Radcliffe on Trent,  
Nottingham, NG12 2DY**

**£270,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Superbly Appointed Semi-Detached Home
- Lounge with Feature Fireplace
- Side Lobby & Utility
- Modern Bathroom
- Delightful Gardens
- Modern Breakfast Kitchen
- Dining Room with Patio Doors
- 3 Bedrooms
- Driveway and Single Garage
- Viewing Highly Recommended

A superb opportunity to purchase this spacious semi detached home, occupying a popular location and offering well proportioned living accommodation, ideal for families.

The property is superbly appointed and well maintained throughout and includes a welcoming hallway, a lovely lounge with feature fireplace and double doors into the dining room which has patio doors leading onto the rear garden. The kitchen is a particular feature of the property, being fitted with modern contemporary style units and including integrated appliances and breakfast bar seating. There is a useful lobby to the side leading to the practical utility room then to the 1st floor are 3 bedrooms and the modern bathroom.

The gardens include a low maintenance frontage with block paved driveway parking and a delightfully landscaped, fully enclosed rear garden whilst the garage and further driveway parking is located in a nearby block.

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

A welcoming hallway with a spindled staircase leading to the first floor, a traditional style radiator, central heating thermostat and doors to rooms including a part glazed door into the lounge.

### LOUNGE

A well proportioned reception room with attractive uPVC double glazed bow window to the front aspect, a central heating radiator and a feature fireplace with a marble surround and hearth housing a coal effect gas fire. Glazed double doors lead into the dining room.

### DINING ROOM

A versatile second reception room with a central heating radiator, uPVC double glazed sliding patio doors onto the rear garden and an archway into the breakfast kitchen.

### BREAKFAST KITCHEN

A superbly appointed breakfast kitchen fitted with a range of modern base and wall cabinets in cream high gloss units with contrasting walnut effect rolled edge worktops and tiled splashbacks. There is an inset one and a half bowl stainless steel sink with mixer tap and built-in appliances including a Hotpoint double oven with four zone electric hob and chimney extractor hood over. There is an integrated fridge freezer and space and plumbing for a washing machine. Useful pull out corner cupboards, deep pan drawers and a full height

pantry drawer with shelving. Breakfast bar, electric wall mounted radiator, laminate flooring, a part glazed door to the side passage, spotlights to the ceiling, uPVC double glazed window overlooking the rear garden and a useful understairs storage cupboard housing the gas meter and electric consumer unit.

### SIDE PASSAGE

A useful covered area at the side of the property with a uPVC double glazed door to both the front and rear aspects. There is a range of fitted base cabinets for storage plus a door into the utility room.

### UTILITY ROOM

With power, light and space for appliances plus ample shelving.

### FIRST FLOOR LANDING

With an access hatch to the roof space, a uPVC double glazed window to the side aspect and a storage cupboard with slatted shelving.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a built-in double wardrobe with shelving and a range of fitted bedroom furniture including wardrobes with hanging rail and a dressing table with drawers.

### BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a useful built-in double wardrobe.

### BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect and a useful built-in cupboard with shelving and hanging rail.

### BATHROOM

A well appointed bathroom fitted in white with a back to wall toilet, a pedestal wash basin with mixer tap and a panel sided bath with mixer tap, mains fed shower and a glazed shower screen. There is tiling for splashbacks, a central heating radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY & GARAGE

Located nearby in a separate block.

### GARDENS

The property occupies a delightful plot including an attractive frontage with block paved double width driveway parking and an immaculately appointed frontage with wrought iron railings to the boundary and an artificial lawn edged with block pavers and gravel. The rear garden is a particular feature of the property, being enclosed with timber panelled fencing and delightfully landscaped to include gravelled beds and well stocked planted borders, a shaped lawn plus a pathway leading to gated access at the rear.

### **RADCLIFFE ON TRENT**

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

### **COUNCIL TAX**

The property is registered as council tax band C.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.







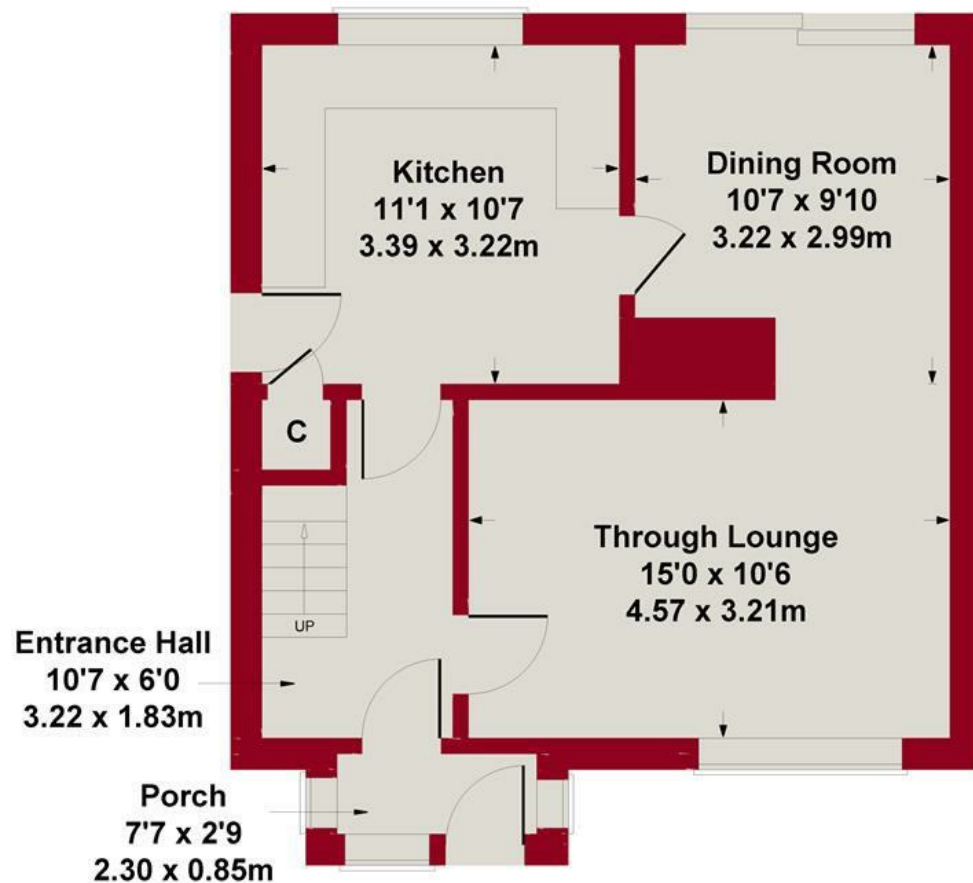




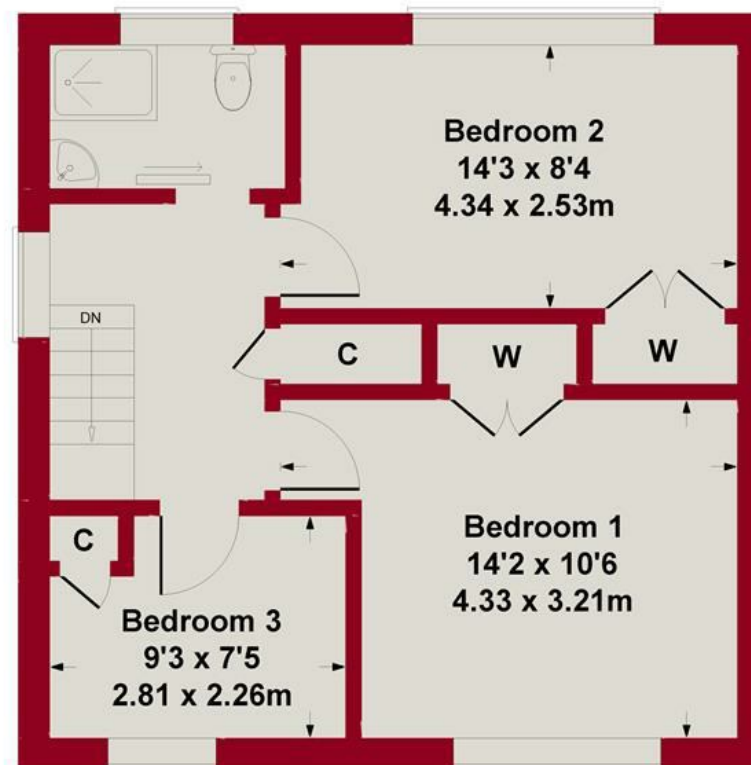




Approximate Gross Internal Area  
947 sq ft - 88 sq m



GROUND FLOOR




FIRST FLOOR


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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