



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

£270,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Semi-Detached Bungalow
- Scope for Modernisation
- Dining Room
- 3 Bedrooms
- Driveway and Garage
- No Chain
- Large Lounge
- Fitted Kitchen
- Shower Room, Additional WC
- Delightful Corner Plot

A great opportunity to purchase this spacious semi-detached bungalow, offered for sale with the advantage of 'no chain' and occupying a convenient location with easy access to the village centre, making it an ideal choice for those seeking an easily accessible home.

The property boasts two reception rooms, a kitchen, entrance and rear porches, three bedrooms, and a shower room plus separate W/C.

With superb scope for modernisation, the spacious room sizes throughout the property provide a sense of openness and flexibility, allowing you to tailor the space to suit your needs.

The property occupies a delightful corner plot, with sweeping lawns to the front and side and a mature, well-stocked garden to the rear affording a good level of privacy. An attractive block paved driveway provides off-street parking to the front of the single garage, which benefits from an electric roller door.

Don't miss out on the opportunity to make this spacious bungalow your new home. Call now to arrange a viewing.

ACCOMMODATION

A uPVC double glazed entrance door with a letterbox leads into the entrance porch at the side of the property.

ENTRANCE PORCH

Of brick and uPVC construction with tiled flooring and a uPVC double glazed door into the dining room.

CLOAKROOM/W.C.

Fitted in white with a close coupled toilet and a wash basin with hot and cold taps and tiled splashbacks. There is tiled flooring, a wall mounted Dimplex electric heater, an extractor fan and a uPVC double glazed obscured window to the front aspect.

DINING ROOM

A well proportioned reception room with a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect, access hatch to the roof space and a useful built-in coat cupboard with coat hooks.

LOUNGE

A large reception room across the front of the property with a uPVC double glazed window to the front, a central heating radiator, coved ceiling and an Adam style fireplace with coal effect gas fire.

BREAKFAST KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel one and a half bowl single drainer sink with mixer tap, a built-in four zone electric hob by Neff with extractor hood over plus a built-in eye level double oven. There are spaces for further appliances including plumbing for a washing machine plus a floor-standing Glow-worm Hideaway central heating boiler concealed within one of the cupboards. Central heating radiator, a uPVC double glazed window overlooking the rear garden and a uPVC double glazed door into the rear porch. There is a walk-in pantry with shelving.

REAR PORCH

Of uPVC construction with a door leading onto the rear gardens.

INNER HALLWAY

With an access hatch to the roof space, ideal for storage, an airing cupboard housing the foam insulated hot water cylinder and doors leading into bedrooms.

BEDROOM ONE

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

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe with hanging rail and shelving.

BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect, high level fitted cupboards and a built-in double wardrobe.

SHOWER ROOM

Previously a bathroom fitted with a concealed cistern toilet, a vanity wash basin with mixer tap and cupboards below and a shower enclosure with glazed sliding doors and mains fed shower. There is tiling for splashbacks, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY & GARAGING

A block paved driveway at the side of the plot leads to the single brick-built garage with an electric roller door, power, light and a uPVC double glazed window plus latch and brace door leading into the rear garden.

GARDENS

The property occupies a prominent and mature corner plot, with wrap-around lawns to the front and side edged with well stocked beds and borders. There is gated access at the side of the garage leading into a fully enclosed rear garden which is attractively landscaped to include a small shaped lawned area, well stocked raised planted beds and borders, a paved patio area and a useful space to the rear of the garage where a timber garden shed is located.

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.

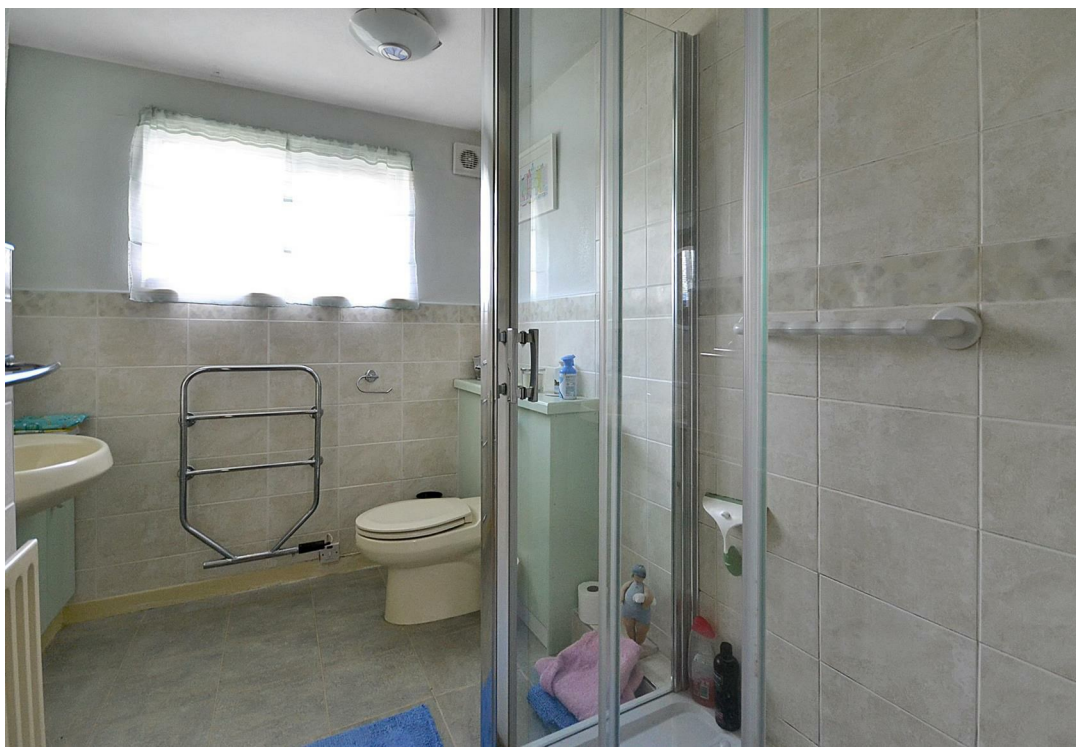
COUNCIL TAX

The property is registered as council tax band C.

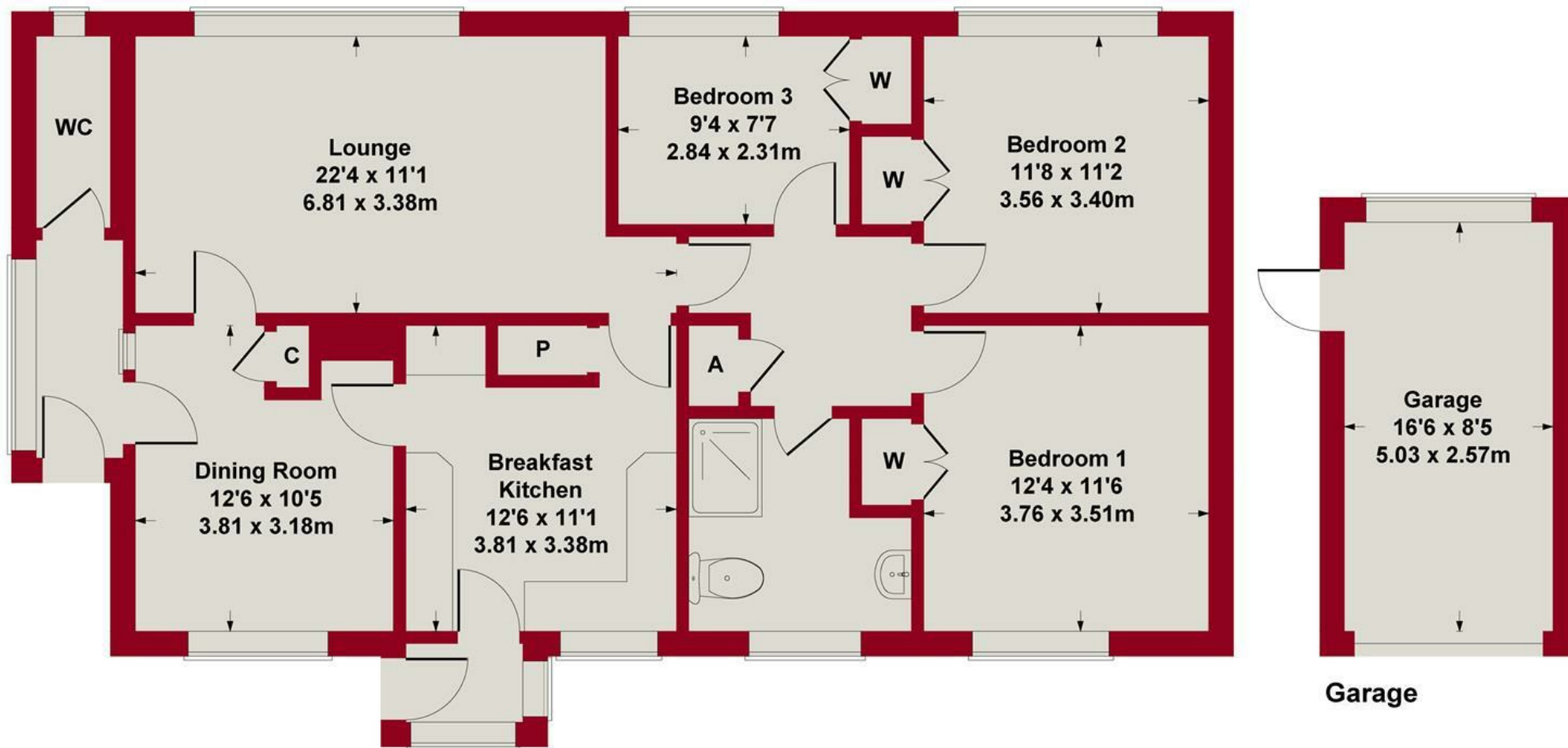
VIEWINGS

By appointment with Richard Watkinson & Partners.





Approximate Gross Internal Area
1264 sq ft - 117 sq m



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. 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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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