



**27 Shelford Road, Radcliffe on Trent,  
Nottingham, NG12 2AE**

**Guide Price £279,950**

**Tel: 0115 9336666**

**RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious Mews Style Home
- Particularly Central Location
- Modern Kitchen
- 3 Bedrooms
- Single Garage
- No Chain
- Lounge Through Diner
- Ground Floor W/C
- 1st Floor Bathroom
- Small Courtyard Garden

A rare opportunity to purchase 1 of only 5 mews style homes, occupying a particularly central village location, close to amenities and offered for sale with the advantage of 'no chain'

The deceptively spacious accommodation includes an entrance hall with storage, a spacious through lounge/diner, a modern fitted kitchen and a useful ground floor W/C whilst to the 1st floor are 3 bedrooms and the bathroom.

There is a useful single garage to the front as well as a small, low maintenance courtyard style garden to the rear and viewing is highly recommended to appreciate the deceptive level of space and the highly convenient location on offer.

### ACCOMMODATION

A uPVC double glazed entrance door with glazed side panel leads into the entrance hall.

### ENTRANCE HALL

With laminate flooring, central heating radiator, stairs rising to the first floor, a useful fitted double cupboard with hanging rail and shelving and a cupboard housing the water meter.

### LOUNGE THROUGH DINER

A spacious dual aspect reception room with uPVC double glazed windows to both the front and rear elevations, two central heating radiators, a feature Adam style fireplace housing an electric fire plus a door into the kitchen.

### KITCHEN

Fitted with a modern range of cream frontage base and wall cabinets with underlighting, rolled edge worktops, tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and built-in appliances including an AEG oven, a four ring gas hob with a concealed extractor hood over and space and plumbing for a washing machine and a dishwasher. There is space for a fridge freezer plus a uPVC double glazed window and door onto the rear garden and a return door to the entrance hall.

### GROUND FLOOR W/C

Fitted in white with a dual flush toilet and a corner wash basin with mixer tap and tiled splashback. There is an extractor fan and wall lights.

### FIRST FLOOR LANDING

With an access hatch to the roof space, an airing cupboard housing the foam insulated hot

water cylinder with slatted shelving above and a further built-in double cupboard with slatted shelving.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, two useful built-in cupboards for storage and uPVC double glazed French door leading out onto the balcony.

### BALCONY

A timber decked balcony overlooking the front of the property.

### 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 with hanging rail and shelving.

### BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the side aspect, a Velux skylight with fitted blind and access into the eaves for storage.

### EAVES FOR STORAGE

Partially boarded with light and carpeted.

### BATHROOM

A three piece bathroom including a low level toilet, a vanity wash basin with hot and cold taps and cupboards below and a cast iron bath with hot and cold taps and Mira Sport electric shower. There is tiling for splashbacks, a central heating radiator, extractor fan, electric shaver point and a uPVC double glazed obscured window to the rear elevation.

### GARDENS

To the rear is an attractive and fully enclosed courtyard style garden, edged with brick walling and timber panelled fencing and including paving and planted perimeter beds.

### SINGLE GARAGE

A useful integral garage to the front with up and over door.

### 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 B.

### VIEWINGS

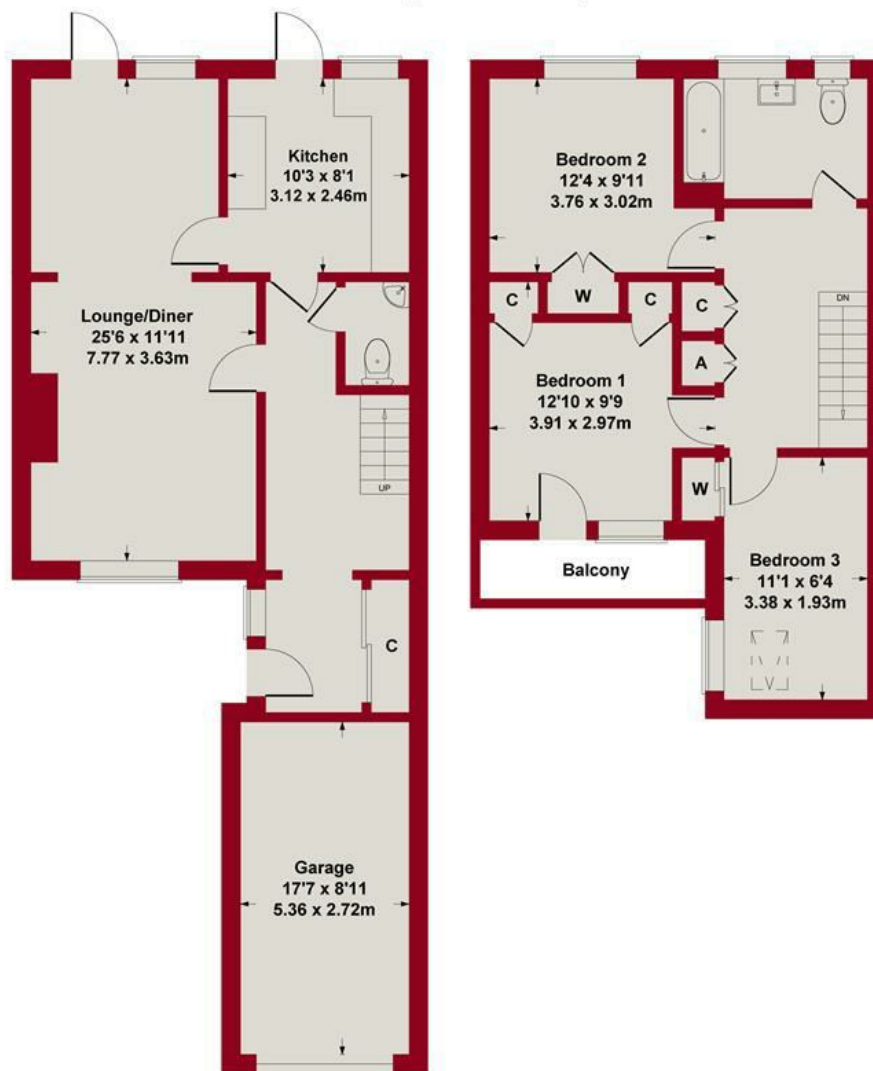
By appointment with Richard Watkinson & Partners.







**Approximate Gross Internal Area  
1271 sq ft - 118 sq m**



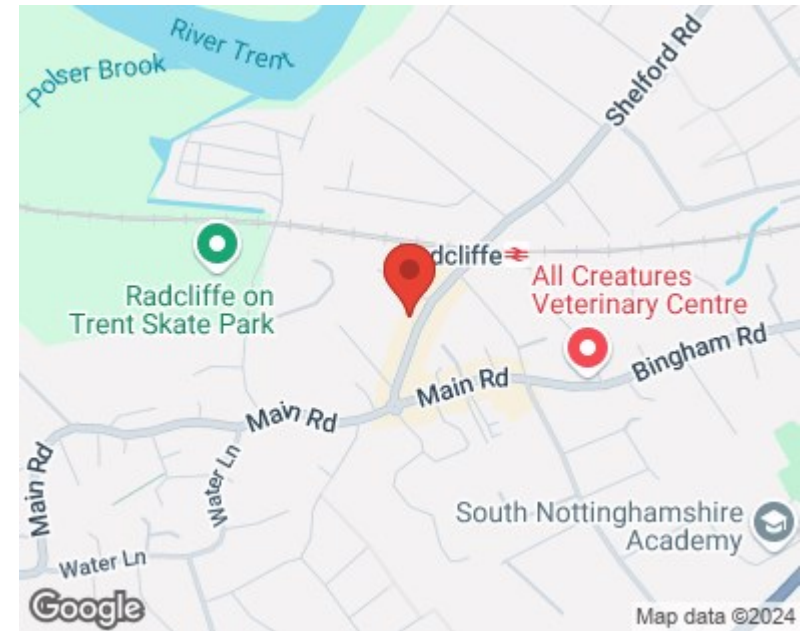
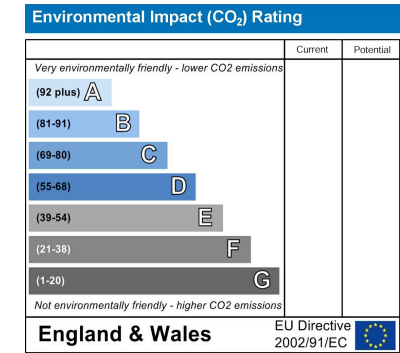
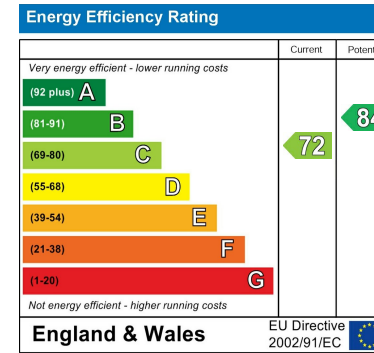
**GROUND FLOOR**

**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. 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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