



**21 Lincoln Grove, Radcliffe on Trent,
Nottingham, NG12 2FN**

Guide Price £260,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Character Period Home
- Bay Fronted Lounge
- 2 Log Burners
- 2 Double Bedrooms
- Delightful Cottage Style Gardens
- Superbly Appointed
- Spacious Dining Room
- Fitted Kitchen
- 1st Floor Bathroom
- Highly Convenient Location

A great opportunity to purchase this attractive period home, occupying a popular and convenient location in the heart of the village.

The property is superbly appointed throughout and offers 2 well-proportioned reception rooms; a lovely bay fronted lounge and a spacious dining room, both with feature log burners. There is a fitted kitchen enjoying a view over the rear garden then to the 1st floor, 2 double bedrooms and a well-appointed bathroom.

Outside, a wrought iron hand gate opens onto an attractive cottage style garden at the front whilst to the rear, the delightful garden is mainly lawned and includes a feature timber deck with pergola over, a perfect spot to unwind in the sunshine.

Don't miss out on the opportunity to own this delightful property in a sought-after area. Contact us today to arrange a viewing and make this house your new home.

ACCOMMODATION

A composite entrance door leads into the lounge.

LOUNGE

A well proportioned bay fronted lounge with oak effect laminate flooring, a central heating radiator and a feature fireplace with chimney breast housing a cast iron log burner with timber mantel over. There is shelving to the alcove, two wall light points, a feature uPVC double glazed bay window to the front aspect and a door into the inner hallway.

INNER HALLWAY

With stairs rising to the first floor and a door into the dining room.

DINING ROOM

A superbly proportioned dining room with oak effect laminate flooring, central heating radiator, a uPVC double glazed window to the rear aspect, feature panelling to the wall and another feature fireplace housing a floor standing cast iron burner. There is useful storage under the stairs and a doorway into the kitchen.

KITCHEN

Fitted with a range of cream fronted base units with butcher's block timber worktops and an inset double bowl ceramic Belfast sink with mixer tap. There is a built-in oven by John Lewis with four zone hob and chimney extractor hood over plus space for further appliances including plumbing for a washing machine. There are uPVC double glazed windows to both

the side and rear elevations, a central heating radiator, a door leading onto the rear garden and a cupboard housing the central heating boiler.

FIRST FLOOR LANDING

With an access hatch to the roof space having a pull down timber loft ladder.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, feature panelled walls and a useful built-in storage cupboard over the stairs.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BATHROOM

Well appointed and fitted with a traditional style suite including a panel sided bath with mixer shower attachment and glazed shower screen. There is a painted wash stand with surface mounted bowl and mixer tap plus a cupboard below and a dual flush toilet. Tiling for splashbacks, recesses for storage, a chrome towel radiator, extractor fan and a uPVC double glazed obscured window to the rear aspect.

GARDENS

A wrought iron gate at the front of the property leads via a pathway past a cottage style planted front garden and to the front door. The rear garden is bounded by a combination of privet hedging and timber panelled fencing and includes a shaped lawned area and a raised timber deck with pergola over.

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

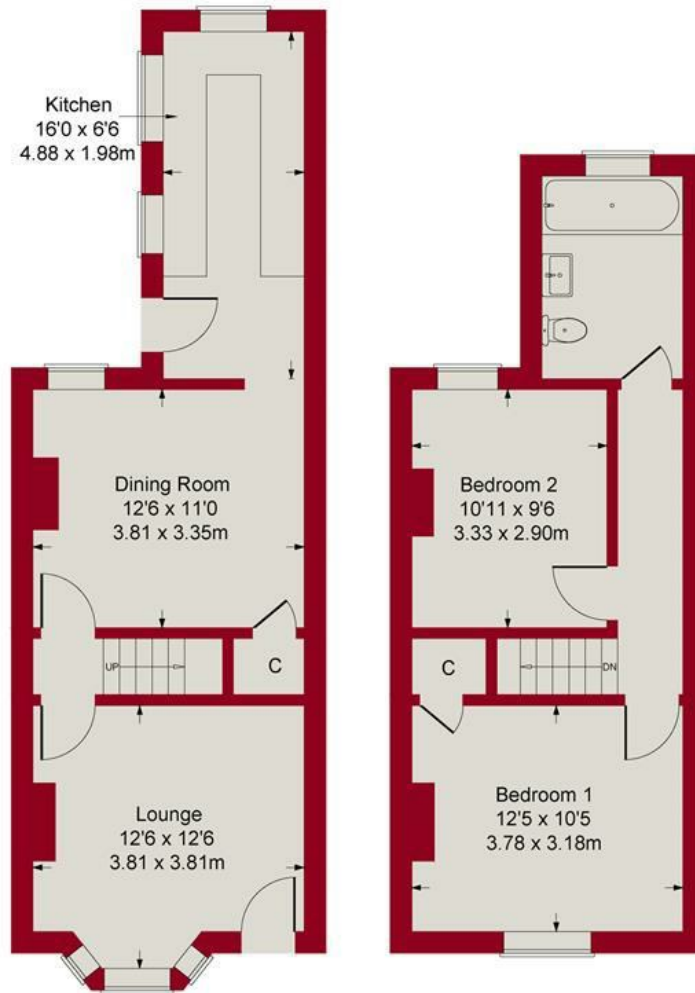
By appointment with Richard Watkinson & Partners.







**Approximate Gross Internal Area
804 sq ft - 75 sq m**

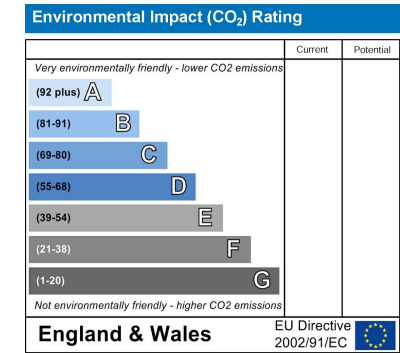
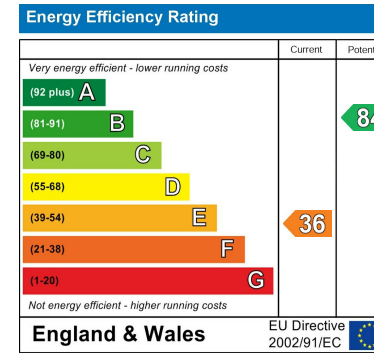


GROUND FLOOR

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



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