



49a Main Road, Radcliffe on Trent,
Nottingham, NG12 2BE

£425,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- A Charming Cottage Style Semi-Detached Home
- Fantastic Location in Heart of the Village
- Spacious Kitchen with Central Island
- Handy Utility Room and G.F W/C
- Modern, Stylish Family Bathroom
- Approximately 1300 sq.ft of Accommodation
- Cosy Lounge with Feature Log Burner
- Dining Room with Doors to the Rear Garden
- 3 Good Sized Bedrooms
- Driveway Parking & Mature Gardens

A rare chance to purchase this attractive semi-detached home, originally built in the 1950s to a charming cottage-style design and subsequently extended to provide around 1,300 sq. ft. of well-appointed accommodation.

Coming to the market for the very first time since its construction, this property occupies a highly convenient position in the heart of the village, with easy access to local amenities.

The deceptively spacious accommodation includes:

- * A welcoming entrance hall
- * A lovely lounge with feature log burner, perfect for relaxing evenings
- * A spacious dining kitchen with a central island, flowing into the dining room, where French doors open straight out to the garden
- * A handy utility room and downstairs WC thanks to a recent extension

To the first floor are three well-proportioned bedrooms and a contemporary-style bathroom.

Outside, there’s driveway parking at the front along with a pretty lawned garden, while the enclosed rear garden offers plenty of space to enjoy with paved and gravelled seating areas and established planting.

Viewing is highly recommended to fully appreciate both the space and the setting of this lovely cottage style home.

ACCOMMODATION

A glazed composite door with chrome handle and letterbox leads into the entrance hall.

ENTRANCE HALL

A spacious entrance hall with Karndean flooring, a central heating radiator, a spindled staircase rising to the first floor and doors to rooms including into the lounge.

LOUNGE

A well proportioned reception room at the front of the property with coved ceiling, a

contemporary style vertical column radiator in white, a uPVC double glazed window to the front aspect, wall light points and a feature fireplace with slate hearth and floating timber mantel housing a floor standing cast iron log burner.

BREAKFAST KITCHEN

A large breakfast kitchen fitted with a range of cream fronted Shaker style base and wall cabinets with cupboards and drawers and granite worktops, window cill and a large breakfast island providing storage and breakfast bar seating. There are glass fronted display cabinets plus Karndean flooring, a central heating radiator, spotlights and coving to the ceiling, a uPVC double glazed window to the front aspect, an inset 1.5 bowl stainless steel single drainer sink with mixer tap and built-in appliances including a five burner gas hob with chimney extractor hood over, an eye level double oven by Neff and an integrated Hotpoint drawer fridge. A door leads into the utility room and an archway leads into the dining room.

DINING ROOM

A useful and versatile second reception room with Karndean flooring, coved ceiling, a central heating radiator and uPVC double glazed French doors leading onto the rear garden.

UTILITY

A recent and useful extension at the rear of the property with patterned tiled flooring, a uPVC double glazed window and door to the rear aspect and a large Velux skylight. Fitted with a range of wall mounted Shaker style cabinets and a worktop with tiled splashback and space beneath for appliances including plumbing for a washing machine.

GROUND FLOOR W/C

Recently fitted with a cloakroom suite in white including a dual flush toilet and a wall mounted wash basin with hot and cold taps and tiled splashback. Spotlights and extractor fan to the ceiling, patterned tiling to the floor and a contemporary style vertical radiator in white.

FIRST FLOOR LANDING

Having a uPVC double glazed window to the front and side elevation, a central heating radiator, useful built-in storage and doors off to rooms.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the front elevation.

BATHROOM

A superbly fitted bathroom including a panel sided bath with mixer tap and mains fed rainfall shower with spray hose and shower screen. Rak combination suite including a vanity wash basin with mixer tap and cupboards below and a concealed cistern toilet. Decorative tiling for splashbacks, electric shaver point, spotlights and extractor fan to the ceiling, a towel radiator in white and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY PARKING

Approaches from the front of the plot providing off street parking for several vehicles.

GARDENS

The property occupies a mature and established plot including an attractive frontage affording a westerly aspect and including a shaped lawned area established planted beds and a paved patio area. A timber gate at the side of the property leads via a paved pathway to the rear garden which includes block paved pathways, attractive paved patio seating areas, established beds and borders and a gravelled seating area, all enclosed with a combination of timber panelled fencing and attractive brick walling.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

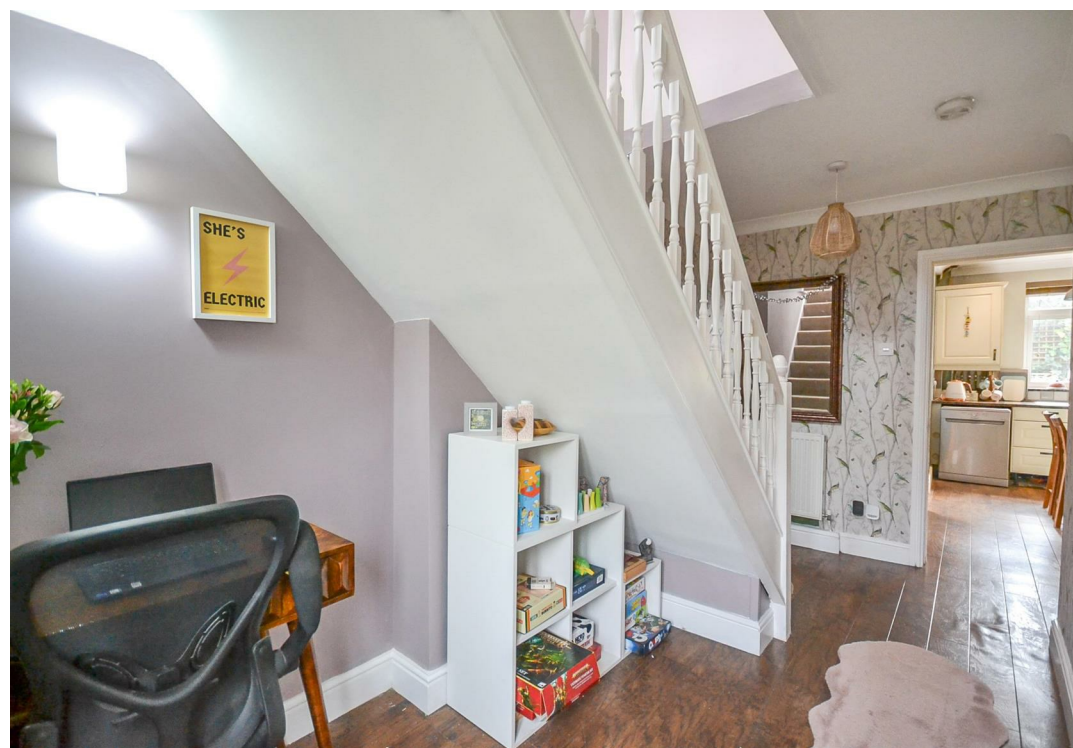
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

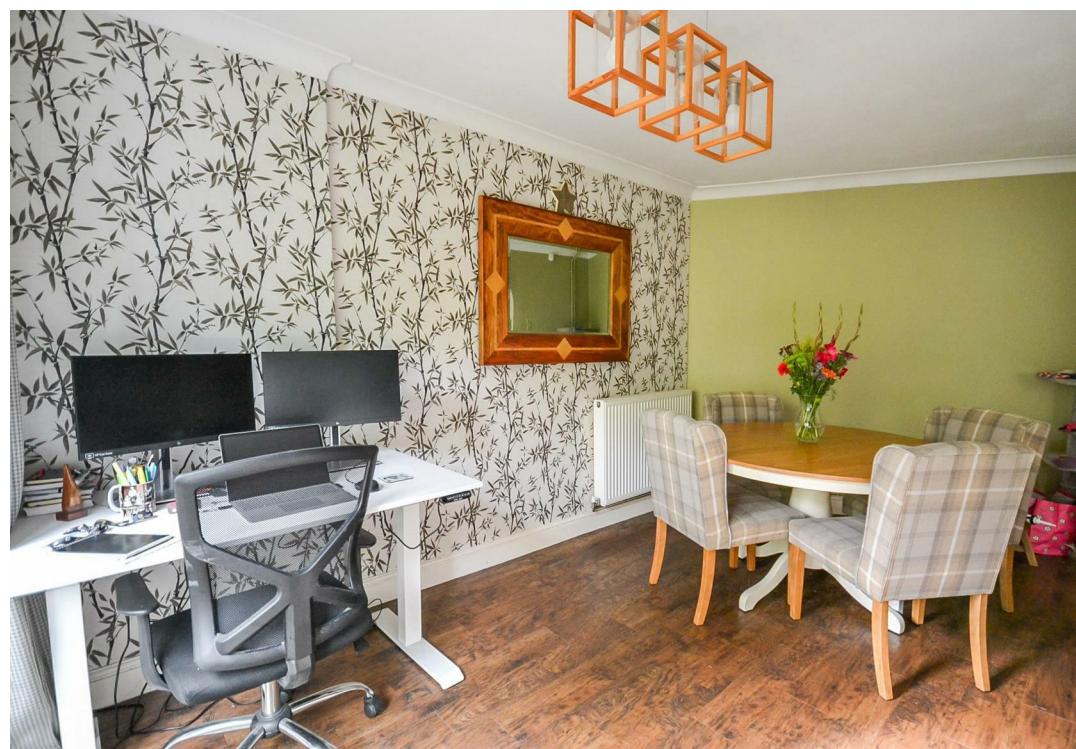
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



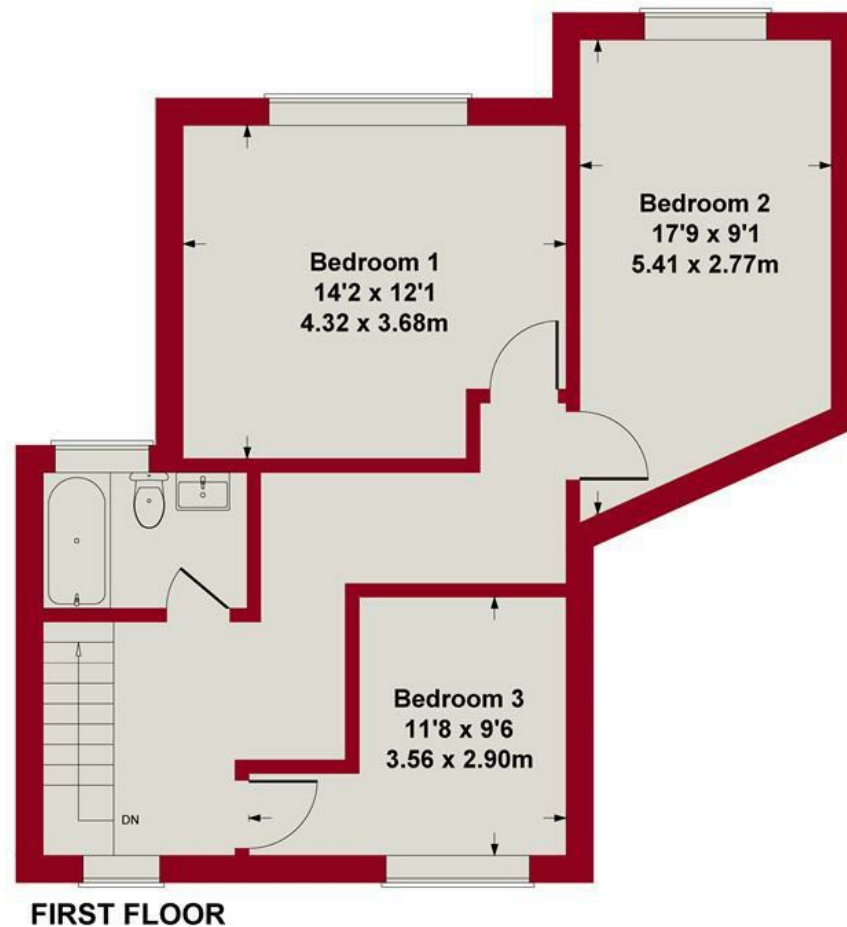
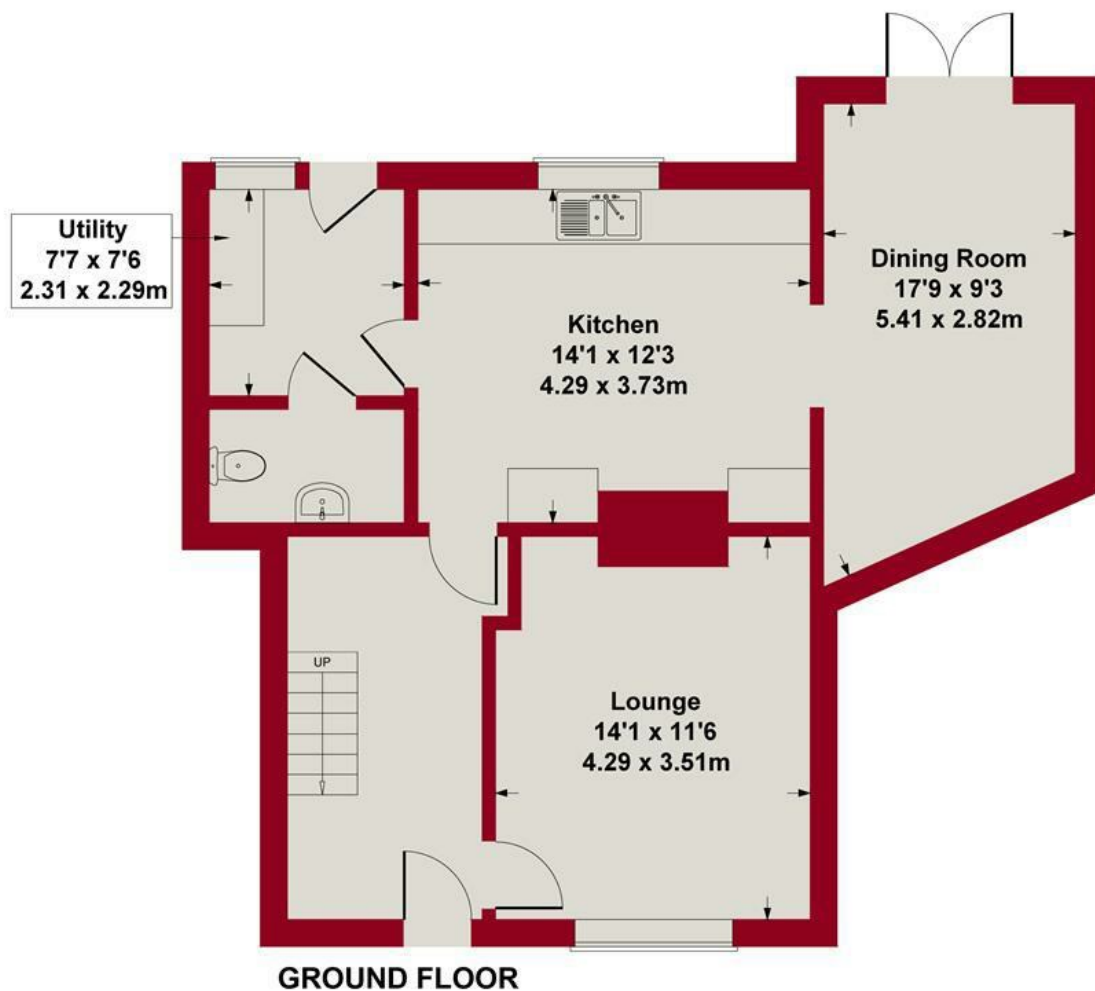






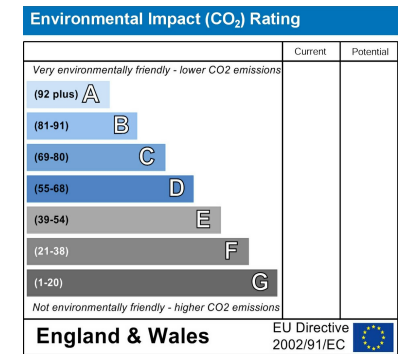
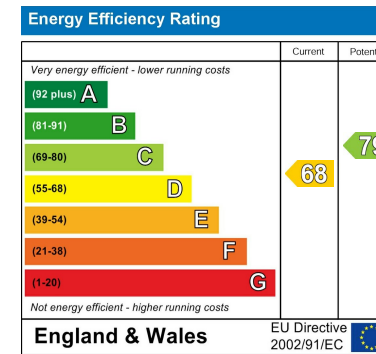


**Approximate Gross Internal Area
1305 sq ft - 121.27 sq m**



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.

Copyright V360 Ltd 2025 | www.houseviz.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers