



9 Water Lane, Radcliffe on Trent, Nottingham,  
NG12 2DB

Guide Price £320,000

Tel: 0115 9336666

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

- Traditional Bay Fronted Detached Home
- No Onward Chain
- Entrance Hall and Ground Floor WC
- Separate Dining Room with Garden Access
- Three Bedrooms and Modern Family Bathroom
- Village Centre Location
- Refurbished Accommodation
- Attractive Bay Fronted Lounge
- Modern High-Gloss Kitchen
- Good-Sized Enclosed Rear Garden

An excellent opportunity to purchase an attractive, traditional-style bay-fronted detached home, occupying a highly convenient location just a short stroll from the village centre and its wealth of amenities. Offered for sale with the advantage of no onward chain, the property has been refurbished by the current owners to provide well-appointed and modern living accommodation, ideal for a variety of buyers.

The accommodation comprises a welcoming entrance hall with a useful ground floor WC, an attractive bay-fronted lounge and a separate dining room with direct access onto the rear garden. An archway leads through to the modern kitchen, fitted with a stylish range of white high-gloss units and integrated appliances.

To the first floor are three bedrooms and a well-appointed family bathroom featuring a P-shaped shower bath.

Outside, the property enjoys a good-sized, enclosed rear garden, predominantly laid to lawn with a paved patio area, providing an ideal space for outdoor entertaining and relaxation.

Early viewing is highly recommended to appreciate the accommodation, convenient location and excellent presentation of this attractive detached home.

## ACCOMMODATION

A UPVC double glazed entrance door leads into the entrance hallway.

## ENTRANCE HALLWAY

Having tiled flooring, a central heating radiator, staircase rising to the first floor and doors leading to the principal ground floor accommodation.

## LOUNGE

A well-proportioned, bay-fronted reception room having a UPVC double glazed bay window to the front aspect, two further UPVC double glazed windows to the side aspect and a central heating radiator.

## DINING ROOM

Located at the rear of the property, having a UPVC double glazed window to the side aspect, central heating radiator and UPVC double glazed door leading onto the rear garden. An archway provides open access into the adjoining kitchen.

## KITCHEN

Fitted with a modern range of white high-gloss fronted base and wall cabinets, complemented by work surfaces with matching upstands and an inset stainless steel single drainer sink unit. Integrated appliances include a built-in oven, four-zone electric hob with chimney-style extractor hood over and fridge freezer. There is tiled flooring, a UPVC double glazed window overlooking the rear garden and a useful cupboard housing the Vaillant combination central heating boiler.

## GROUND FLOOR WC

Fitted with a modern two-piece suite in white comprising a dual-flush WC and wall-mounted wash basin with mixer tap and tiled splashback. There is also an extractor fan.

## FIRST FLOOR LANDING

Having a UPVC double glazed obscure glass window to the side aspect, access hatch to the roof space and a useful built-in floor-to-ceiling storage cupboard.

## BEDROOM ONE

A double bedroom having a central heating radiator and UPVC double glazed windows to both the rear and side aspects.

## BEDROOM TWO

A double bedroom having a central heating radiator and UPVC double glazed window to the front aspect.

## BEDROOM THREE

Having a central heating radiator and UPVC double glazed window to the front aspect.

## BATHROOM

Fitted with a modern three-piece suite in white comprising a shaped shower bath with curved glazed shower screen and mains-fed rainfall shower with additional handheld spray attachment. There is a vanity wash basin with mixer tap and concealed cistern WC, complemented by tiled flooring and tiled splashbacks. Further features include a chrome heated towel radiator, extractor fan, useful built-in storage cupboard and UPVC double glazed obscure glass window to the rear aspect.

## GARDENS

The property occupies a plot with a small frontage, enclosed by a low wall and incorporating raised planted beds. The majority of the outside space is located to the rear, where there is an enclosed garden bounded by a combination of timber panelled fencing and brick walling. The garden has been arranged to provide a practical outdoor space with paved patio seating areas, gravelled sections and a small lawn.

## 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.

### **ADDITIONAL INFORMATION**

We understand that the property underwent foundation underpinning works in 1987. Prospective purchasers should make their own enquiries through their surveyor and legal adviser.

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

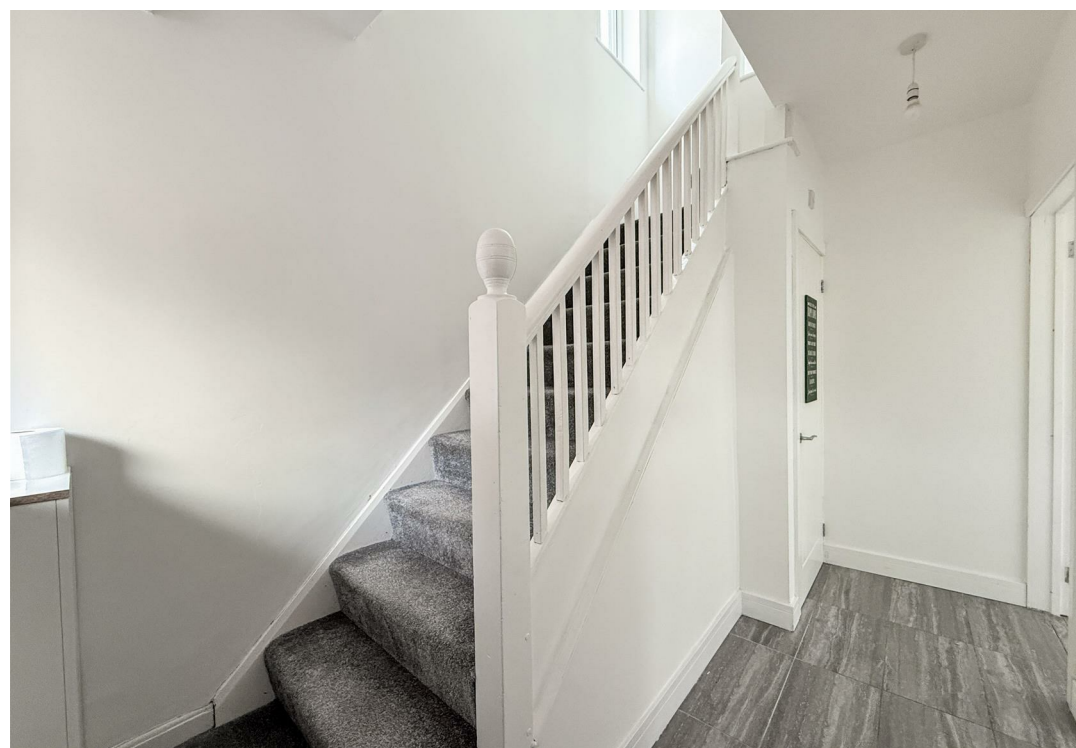
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and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

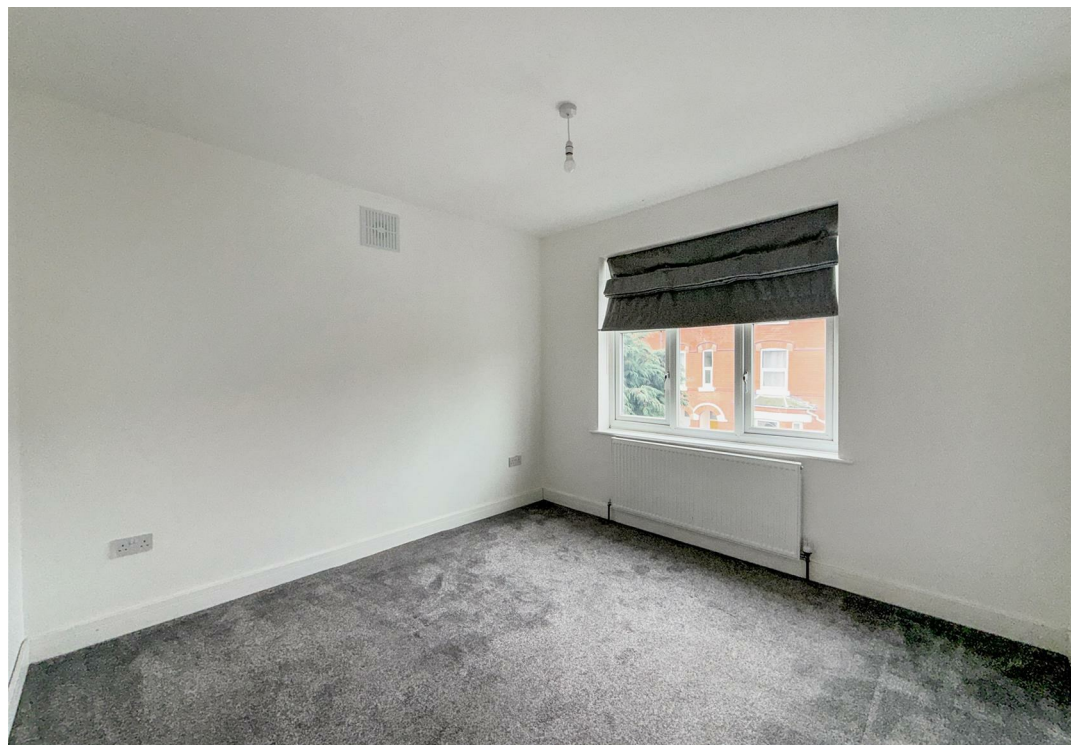
Flood assessment of an area:\_  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

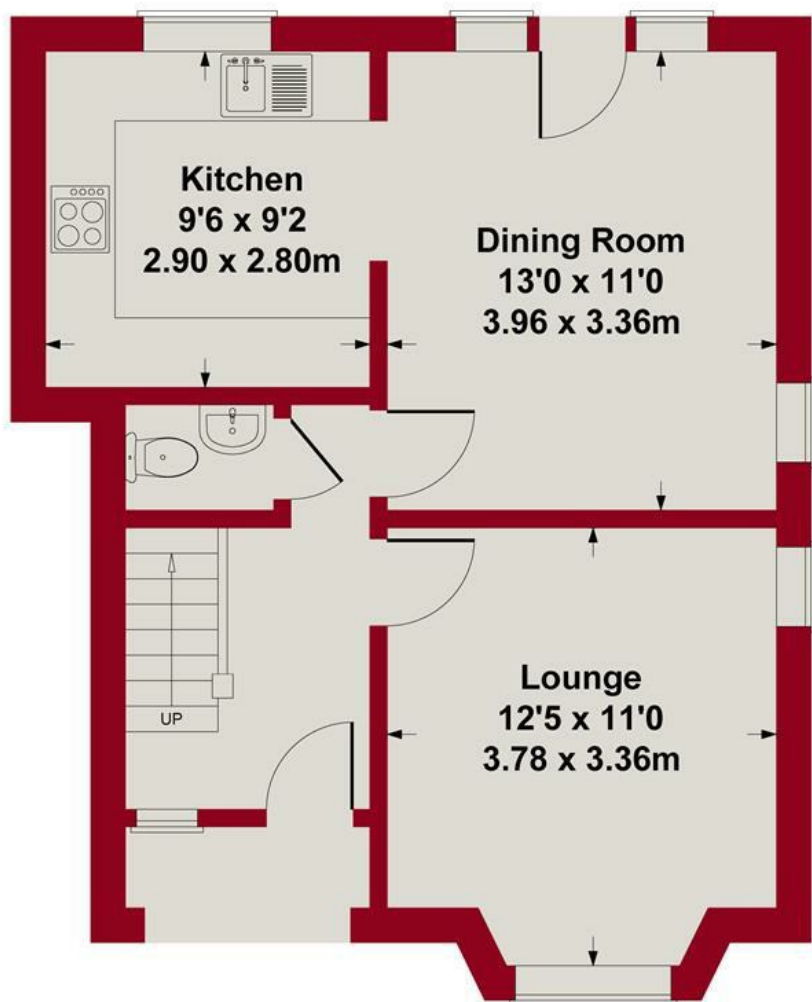
Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>



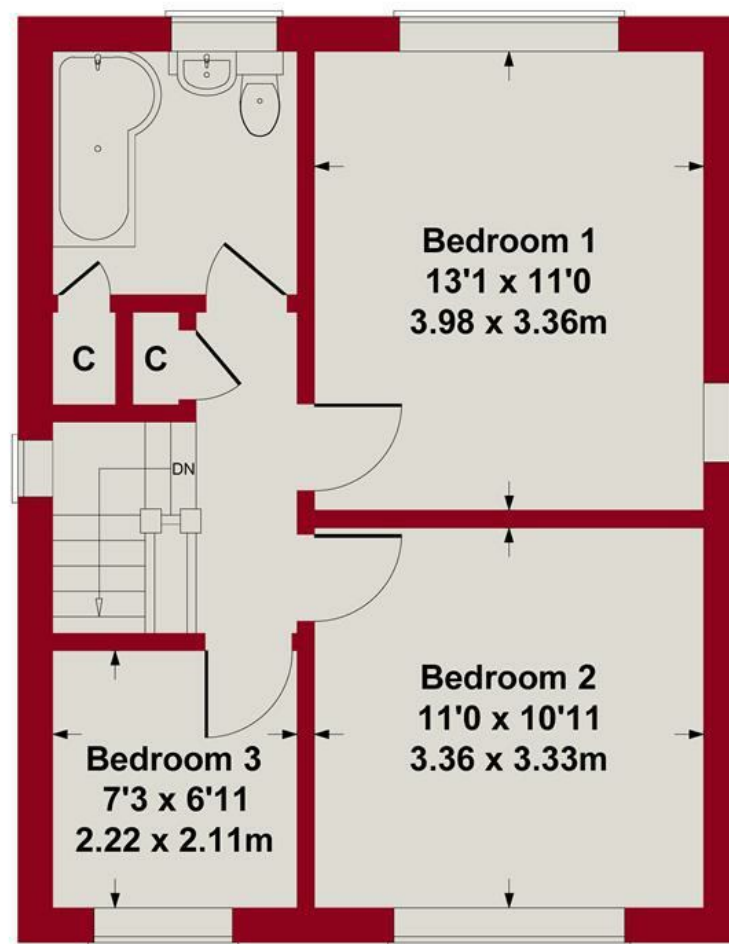




**Approximate Gross Internal Area**  
**926 sq ft - 86 sq m**



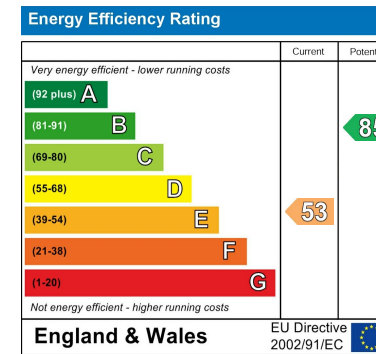
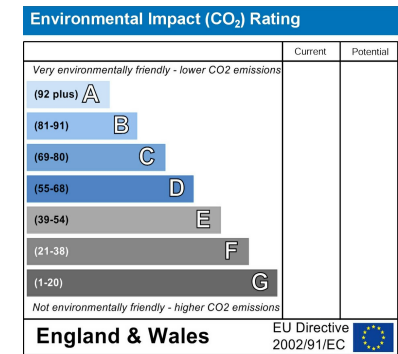
**GROUND FLOOR**



**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.

Copyright V360 Ltd 2026 | [www.houseviz.com](http://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



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](mailto:radcliffeontrent@richardwatkinson.co.uk)

