



**2 Bailey Lane, Radcliffe on Trent, Nottingham,
NG12 2DA**

**Guide Price £240,000
Tel: 0115 9336666**

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

- Attractive And Characterful Village Cottage
- Welcoming Entrance Porch
- Well-Appointed Kitchen With Stable Door
- Spacious Three-Piece Bathroom
- Off-Road Parking For One Small Car
- Central Village Location
- Lounge With Exposed Brick Fireplace And Log Burner
- Two Good-Sized First Floor Bedrooms
- Useful Loft Room With Ladder Access
- Lovely Westerly Facing Courtyard Garden With Outbuildings

A superb opportunity to purchase this attractive and characterful cottage, ideally positioned in the heart of the village and within easy walking distance of local amenities.

The property is well presented throughout and offers a welcoming entrance porch leading into a charming lounge, featuring an exposed brick chimney breast with a log burner as a cosy focal point. To the rear is a well-appointed kitchen with a stable door opening onto the garden.

The first floor provides two good-sized bedrooms and a generous three-piece bathroom. The landing benefits from a large walk-in storage cupboard, while a loft ladder in Bedroom Two gives access to a useful loft room.

Outside, the front of the property is attractively landscaped to provide off-road parking for one small car. Side access leads to a delightful enclosed courtyard garden, enjoying a westerly aspect and featuring two useful outbuildings.

Viewing is highly recommended to fully appreciate the character and charm this delightful cottage has to offer.

ACCOMMODATION

A part glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

With tiled flooring and a further part glazed door into the lounge.

LOUNGE

A lovely reception room with oak effect laminate flooring, a central heating radiator, a uPVC double glazed sliding sash window to the front aspect and a feature exposed red brick chimney breast with black and white chequered tiled hearth housing a floor standing Stovax log burner. A glazed door leads into the kitchen.

KITCHEN

A superbly appointed kitchen fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and a built-in oven with four ring gas hob and chimney extractor hood over. There is space for

further appliances including plumbing for a dishwasher plus laminate flooring, a central heating radiator, a uPVC double glazed window overlooking the rear garden, a part glazed stable door to the rear, a latch and brace door leading onto the staircase and a latch and brace door into the useful understairs storage pantry with shelving and light.

FIRST FLOOR LANDING

With doors to rooms.

BEDROOM ONE

A double bedroom having a uPVC double glazed sliding sash window to the front aspect, a central heating radiator and a built-in double wardrobe for storage.

BEDROOM TWO

A useful second bedroom currently used as a home office and having a central heating radiator, a uPVC double glazed sliding sash window to the front aspect and an access hatch to the roof space with pull down loft ladder.

BATHROOM

A spacious bathroom fitted in white with a panel sided bath with mixer tap and mains fed shower over plus glazed shower screen. There is a pedestal wash basin with mixer tap and a close coupled toilet plus tiled flooring, a central heating radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the rear aspect.

WALK-IN STORAGE CUPBOARD

A large walk-in storage cupboard with shelving and light and housing the Ideal combination boiler.

LOFT ROOM

The roof space is boarded, plastered, painted and floored, has, a central heating radiator, spotlights to the ceiling, access hatch to the roof space and a Velux skylight with fitted blind.

DRIVEWAY PARKING

The front of the plot is block paved providing off street parking for a small car.

GARDEN

There is timber gated side access leading to the rear enclosed courtyard-style garden, which has been attractively landscaped to include paved patio seating areas and a small artificial lawn with raised sleeper-planted borders. The garden further benefits from two useful outbuildings.

OUTBUILDING ONE

9'7 x 8 (2.92m x 2.44m)

A useful space with power and light, currently housing additional appliances and including plumbing for a washing machine.

OUTBUILDING TWO

5'7 x 5'7 (1.70m x 1.70m)

A smaller outbuilding providing useful storage.

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.

ADDITIONAL INFO

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:-

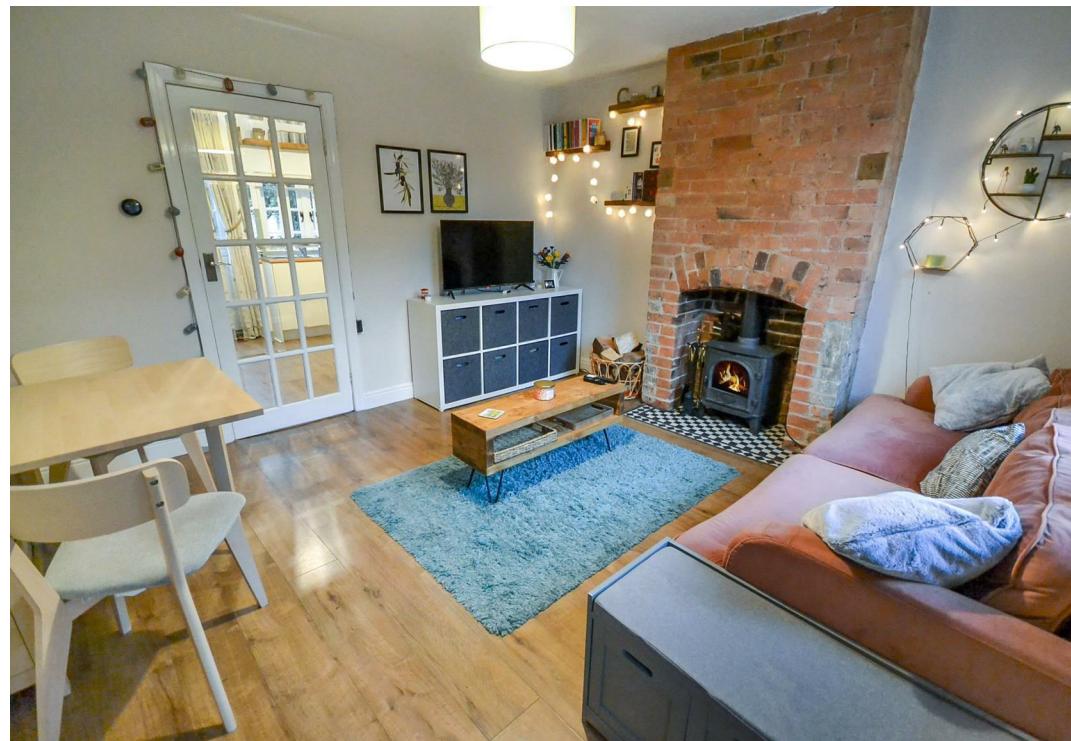
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

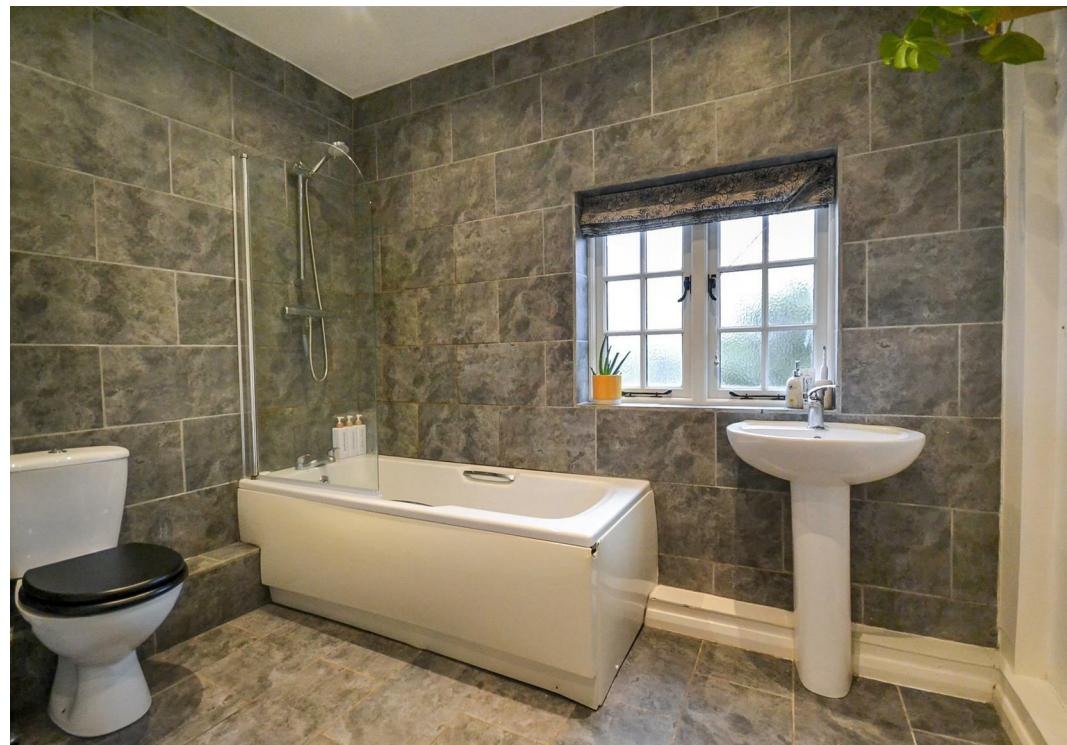
Planning applications:-

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



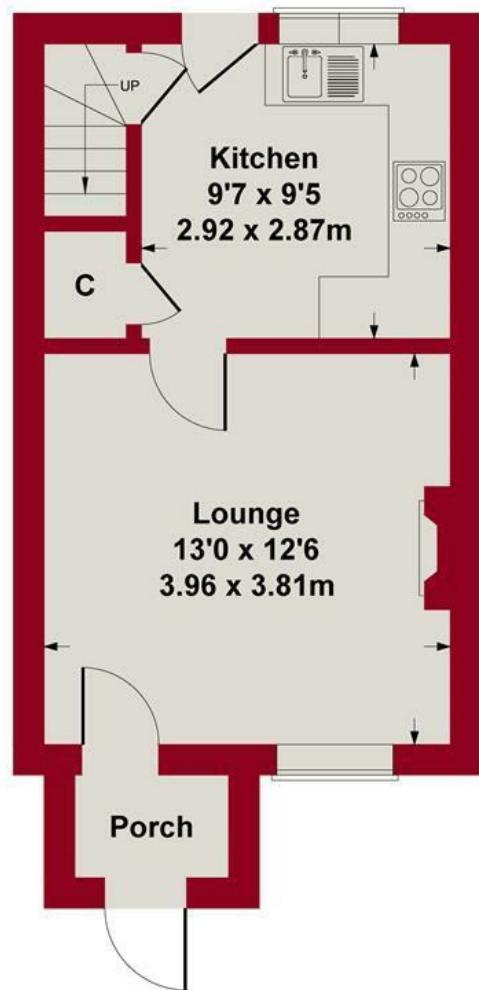




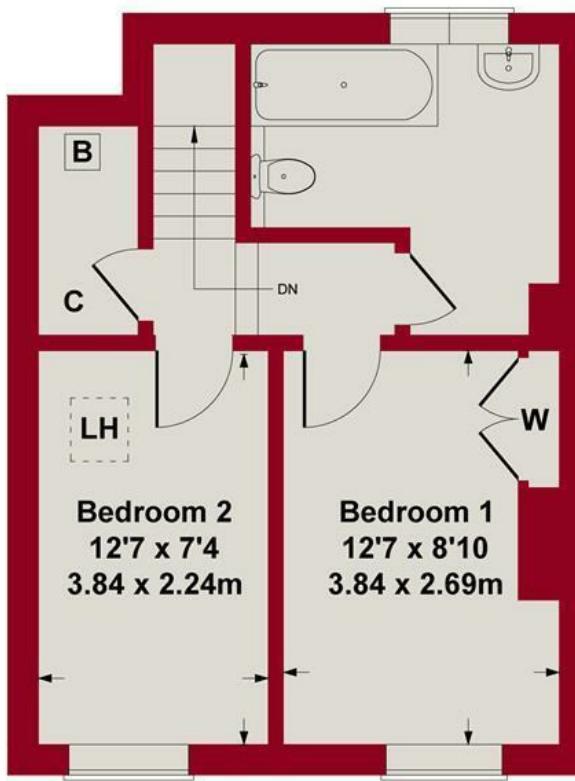




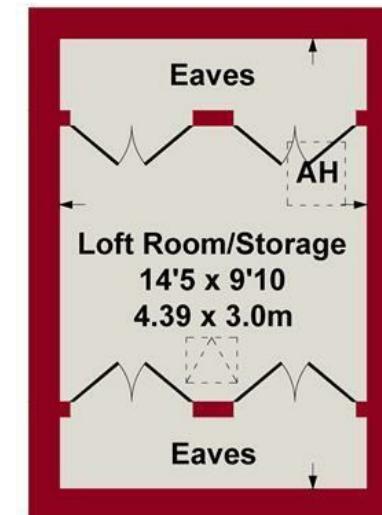
Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

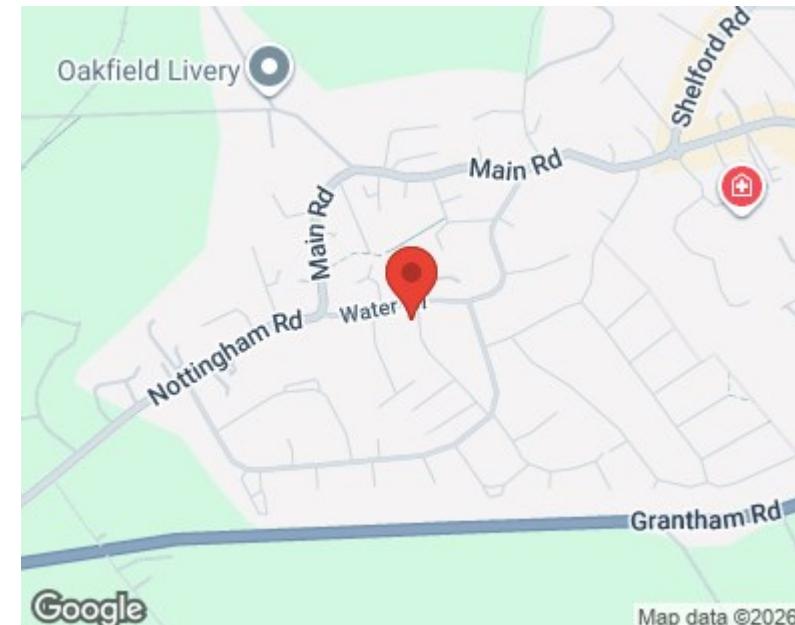
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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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