



**27 Grantham Road, Radcliffe On Trent,
Nottingham, NG12 2HE**

£229,950

Tel: 0115 9336666

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

- Traditional Style Semi-Detached Home
- Lounge
- Ground Floor W/C
- Modern 1st Floor Bathroom
- Mature 80ft Rear Garden
- Well-Appointed Accommodation
- Modern Dining Kitchen
- 2 Double Bedrooms
- Driveway and Garage
- Views Across Playing Fields

A great opportunity to purchase this traditional style semi-detached home, occupying a generous mature plot and backing onto playing fields at the rear.

The property is well appointed throughout and includes a small entrance hall and a nicely-proportioned lounge leading to the modern dining kitchen, fitted with an attractive range of shaker units and including doors leading onto the rear garden.

There is a useful ground floor W/C then to the first floor, two bedrooms and a modern bathroom.

Outside the landscaped plot includes driveway parking leading to the garage and a delightful rear garden extending to 80 ft in length.

Must view!

ACCOMMODATION

A uPVC double glazed door leads into the entrance hall with stairs to the first floor, a central heating radiator and a door into the lounge.

LOUNGE

A well proportioned reception room with oak effect laminate flooring, a central heating radiator, a uPVC double glazed window to the front aspect and an original door into the dining kitchen.

DINING KITCHEN

A superbly appointed dining kitchen with tiled flooring throughout, a central heating radiator, spotlights to the ceiling, a uPVC double glazed door to the side aspect, a uPVC double glazed window to the rear and uPVC double glazed sliding patio doors leading onto the rear garden. The kitchen is fitted with a modern range of high gloss Shaker style base and wall cabinets with linear edge granite effect worktops and an inset stainless steel sink with mixer tap. There is a built-in oven by Zanussi with four ring gas hob and chimney extractor hood over plus an integrated refrigerator, integrated freezer and dishwasher then a concealed space beneath the worktop with plumbing for a washing machine.

GROUND FLOOR W/C

With tiled flooring and a close coupled toilet plus a uPVC double glazed obscured window to the side aspect and a wall mounted Worcester central heating boiler.

FIRST FLOOR LANDING

Having a uPVC double glazed window to the side aspect and access hatch to the roof space.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a comprehensive range of fitted bedroom furniture including wardrobes and a dressing table with drawers.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window overlooking the rear garden and playing fields beyond.

BATHROOM

A well appointed three piece bathroom fitted with a P shaped shower bath with glazed screen and mains fed shower. Vanity wash basin with waterfall mixer tap and cupboards below plus a concealed cistern toilet to the side. Chrome towel radiator, tiling for splashbacks, extractor fan to the ceiling and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY PARKING & GARAGING

A single width driveway at the front of the property provides off street parking, leading along the side and providing further parking leading to the garage with a metal up and over door to the front, power, light and a personal door onto the rear garden.

GARDENS

The property occupies a mature plot, the majority of the gardens being set to the rear and being enclosed with a combination of fencing, hedgerows and brick walling. There is a paved patio area leading via a chalet flight of steps to shaped lawns edged with well stocked beds and borders and a central pathway leading to the rear of the garden.

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 INFORMATION

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:-

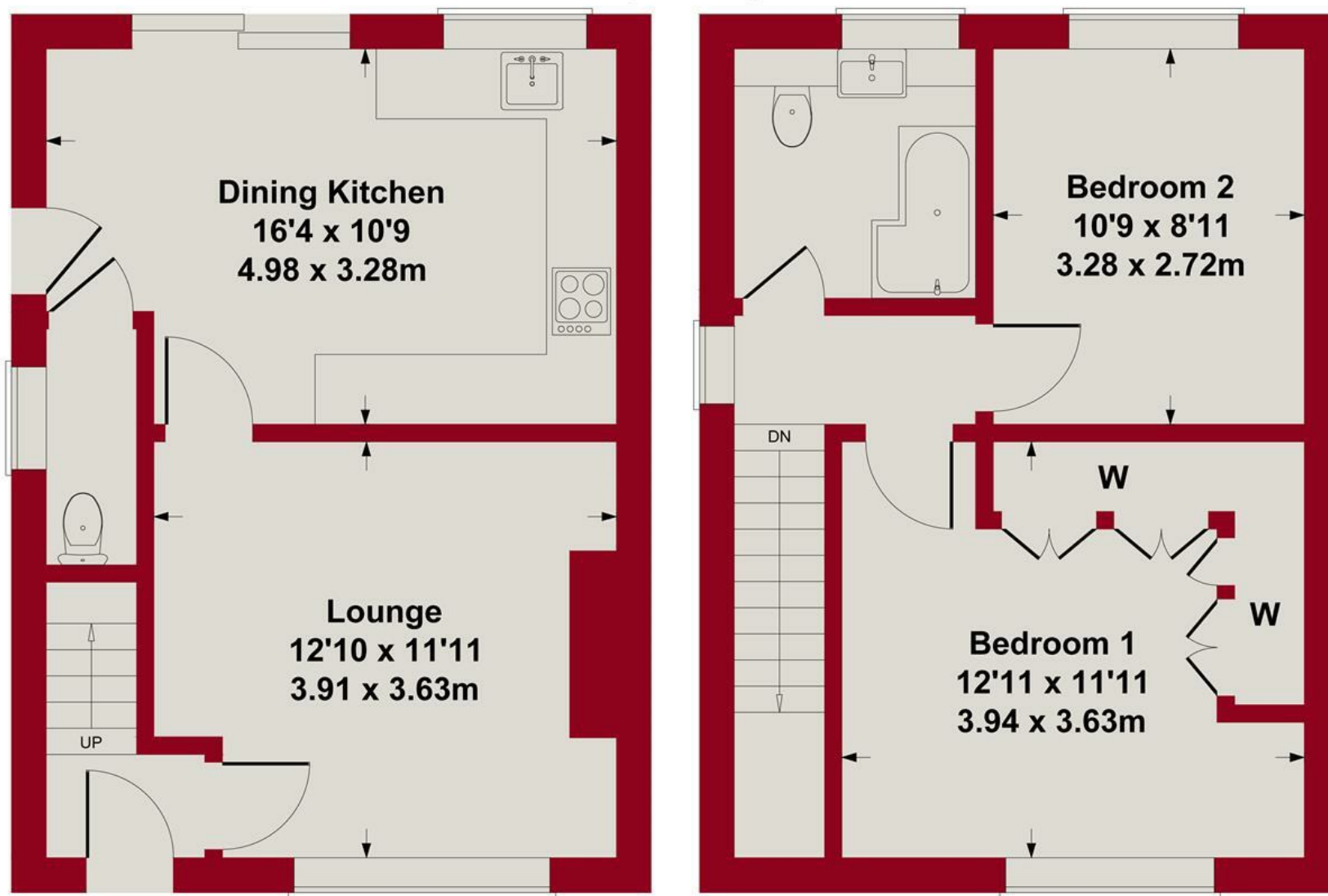
<https://www.gov.uk/search-register-planning-decisions>







Approximate Gross Internal Area
757 sq ft - 70 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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