



**15 Station Terrace, Radcliffe on Trent,  
Nottingham, NG12 2AH**

**£225,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Character Cottage
- Heart of the Village Location
- Shaker Style Kitchen
- Modern Bathroom
- Lovely Cottage Style Garden
- Superbly Appointed
- Lounge with Decorative Fireplace
- Built-in Appliances
- Two Double Bedrooms
- Plus Courtyard Seating Area

A fantastic opportunity to purchase a charming cottage situated in the heart of the village, offering beautifully presented accommodation throughout. Combining character and practicality, this delightful home is ideal for those seeking a cosy village property in a highly desirable location.

The accommodation includes a lovely lounge with an attractive fireplace and built-in cabinetry, together with a superb Shaker-style kitchen featuring integrated appliances and a useful walk-in pantry. A stable door leads onto a courtyard-style garden enjoying a south-westerly aspect.

There is also a well-appointed bathroom to the ground floor, whilst the first floor offers two double bedrooms.

Outside, the property benefits from an attractive cottage-style garden incorporating a patio seating area and a small, manageable lawn.

The current owners have further enhanced the property with the installation of new windows and an attractive character front door, complementing the cottage's charm and character.

Viewing is highly recommended.

## ACCOMMODATION

A newly installed contemporary composite entrance door opens into the lounge.

### LOUNGE

A delightful, freshly decorated reception room with exposed timber floorboards, high ceilings, a UPVC double-glazed window overlooking the cottage garden, a contemporary vertical column radiator, a fitted cupboard housing the electricity meter and consumer unit, and a feature period cast-iron fireplace with tiled hearth. Floor-to-ceiling built-in cabinetry sits within the alcove, with shelving and a double cupboard.

### KITCHEN & PANTRY

The kitchen is superbly fitted with timber-effect Shaker-style base and wall units, under-unit lighting, solid butcher's block worktops with matching upstands, and an undermounted ceramic Belfast sink with movable side drainer and traditional-style mixer tap. Integrated appliances include a fridge freezer and slimline dishwasher, with a recess for a range-style cooker. A Rangemaster freestanding five-burner cooker is included in the sale. There is a

UPVC double-glazed window overlooking the courtyard garden, tiled flooring, and a concealed Main combination boiler within one of the kitchen cabinets.

A doorway and staircase leads to the first floor, there is further access to the inner hallway plus a walk-in pantry/utility offering storage, lighting, shelving, and space and plumbing for a washing machine.

### INNER HALLWAY

The inner hallway has a timber stable door to the courtyard, coat hooks, and a door to the bathroom.

### BATHROOM

Fitted in white with a three-piece suite comprising a panel-sided bath with mixer tap, rainfall shower and glazed screen, pedestal wash basin with mixer tap, dual-flush WC, central heating radiator, splashback tiling, and a UPVC double-glazed obscured window to the side.

### FIRST FLOOR LANDING

The first-floor landing provides access to two bedrooms.

### BEDROOM ONE

A good-sized double with stripped wooden floorboards, central heating radiator, UPVC double-glazed window, feature period cast-iron fireplace, bespoke fitted wardrobes with folding doors and hanging rails, and access hatch to the roof space.

### BEDROOM TWO

Also a double room with central heating radiator, UPVC double-glazed window, built-in cupboard to one alcove, and shelving and cupboard to the other.

### GARDENS

The property occupies a delightful plot including a pretty cottage-style garden, enclosed by timber panel fencing, with a stepping-stone and gravel pathway, gated access to the rear, and a timber shed. There is a small, manageable lawn and patio seating area. Off the kitchen is a small courtyard-style garden, creating a private seating area ideal for enjoying the evening sun with its westerly aspect.

### COUNCIL TAX

The property is registered as council tax band .

### 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:-

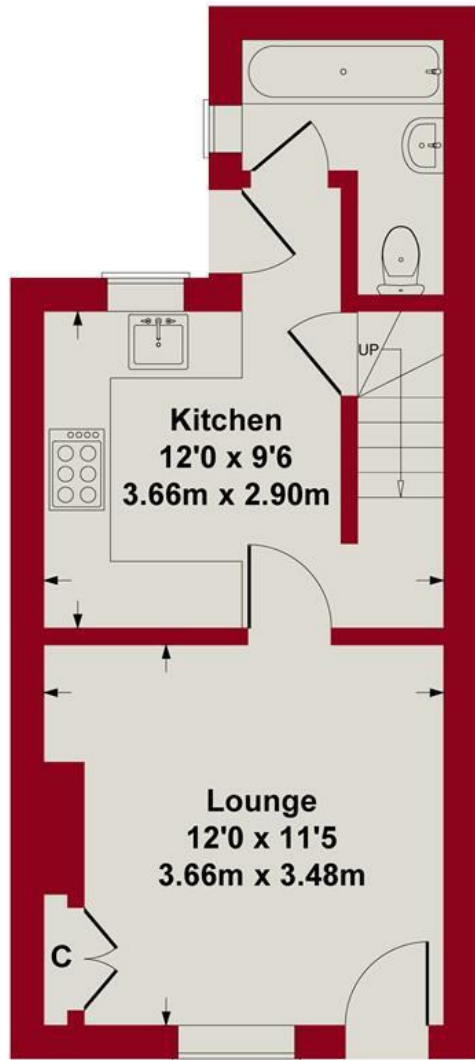
<https://www.gov.uk/search-register-planning-decisions>



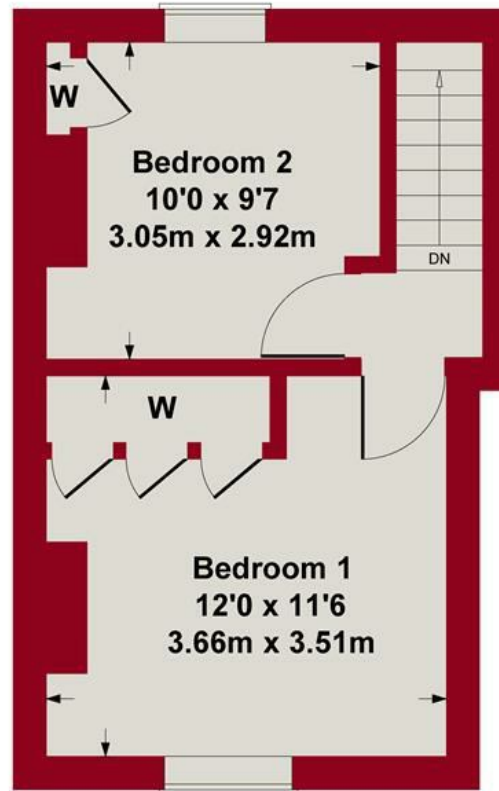




Approximate Gross Internal Area  
574 sq ft - 53 sq m



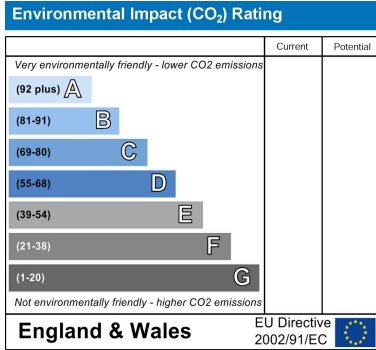
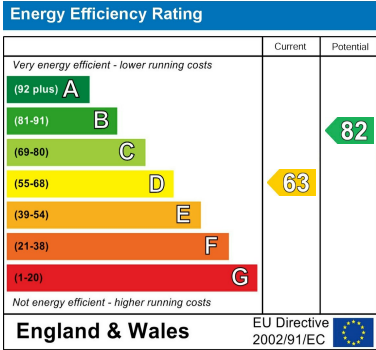
**GROUND FLOOR**



**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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