



**44 Birkin Avenue, Radcliffe on Trent,  
Nottingham, NG12 1DQ**

**Guide Price £215,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- No Onward Chain
- Generous Through Lounge/Diner
- Integrated Appliances
- Contemporary Shower Room with Separate W/C
- Viewing Highly Recommended
- Ground Floor Extension
- Modern Open Plan Dining Kitchen
- Three Well Proportioned Bedrooms
- Low Maintenance Gardens

Offered for sale with the advantage of no onward chain, this property presents a fantastic opportunity to purchase a spacious home at an affordable price.

Set back from the road, the well-appointed accommodation benefits from a rear ground-floor extension, creating a generous through lounge/diner with doors opening onto the rear garden. The original kitchen and side lobby have been reconfigured to form a large open-plan dining kitchen, fitted with modern units and integrated appliances.

To the first floor are three bedrooms and a modern shower room with separate W/C. Externally, the property features low-maintenance gardens to both the front and rear, ideal for buyers seeking easy upkeep.

Viewing is highly recommended.

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With tiled flooring, a central heating radiator behind a decorative grill, stairs rising to the first floor and doors to rooms including a part glazed door into the lounge diner.

### LOUNGE DINER

A spacious dual aspect lounge diner with uPVC double glazed window to the front aspect, laminate flooring throughout, two anthracite vertical column radiators and uPVC double glazed French doors onto the rear garden. The focal point of the room is a stone effect fireplace housing a coal effect gas fire.

### DINING KITCHEN

A large dining kitchen superbly fitted with a comprehensive range of high gloss base and wall cabinets with white quartz effect worktops extending a peninsula breakfast bar. There is tiling for splashbacks, a 1.5 bowl stainless steel sink with mixer tap and a comprehensive range of built-in appliances including an integrated freezer, integrated refrigerator, a built-in eye level double oven, a four zone induction hob with chimney extractor hood over, an integrated dishwasher and an integrated washing machine. Tiled flooring throughout, central heating radiator behind a decorative grill, a uPVC double glazed window to the front and rear aspect and composite doors both the front and rear.

### FIRST FLOOR LANDING

Having a central heating radiator, access hatch to the roof space, a uPVC double glazed window to the rear aspect and an airing cupboard housing the Glow-Worm combination boiler with shelving above.

### BEDROOM ONE

A double bedroom with laminate flooring, central heating radiator and a uPVC double glazed window to the front aspect.

### BEDROOM TWO

A double bedroom with a central heating radiator, laminate flooring and a uPVC double glazed window to the front aspect.

### BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the rear aspect.

### SHOWER ROOM

A modern shower room including a large shower enclosure with fixed glazed screen and mains fed rainfall shower with an additional spray hose. There is a floor standing vanity wash basin with mixer tap and cupboards below plus tiled flooring, fully tiled walls, a chrome towel radiator, extractor fan and a uPVC double glazed obscured window to the rear aspect.

### SEPARATE W/C

Fitted in white with a dual flush toilet and having part tiled walls, laminate flooring and a uPVC double glazed obscured window to the rear aspect.

### GARDENS

There are low maintenance gardens to both the front and rear of the property, the front being lawned and including a pathway leading to the front door, the enclosed rear garden is also mainly lawned and includes a paved patio seating area and a small garden shed.

### 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/>

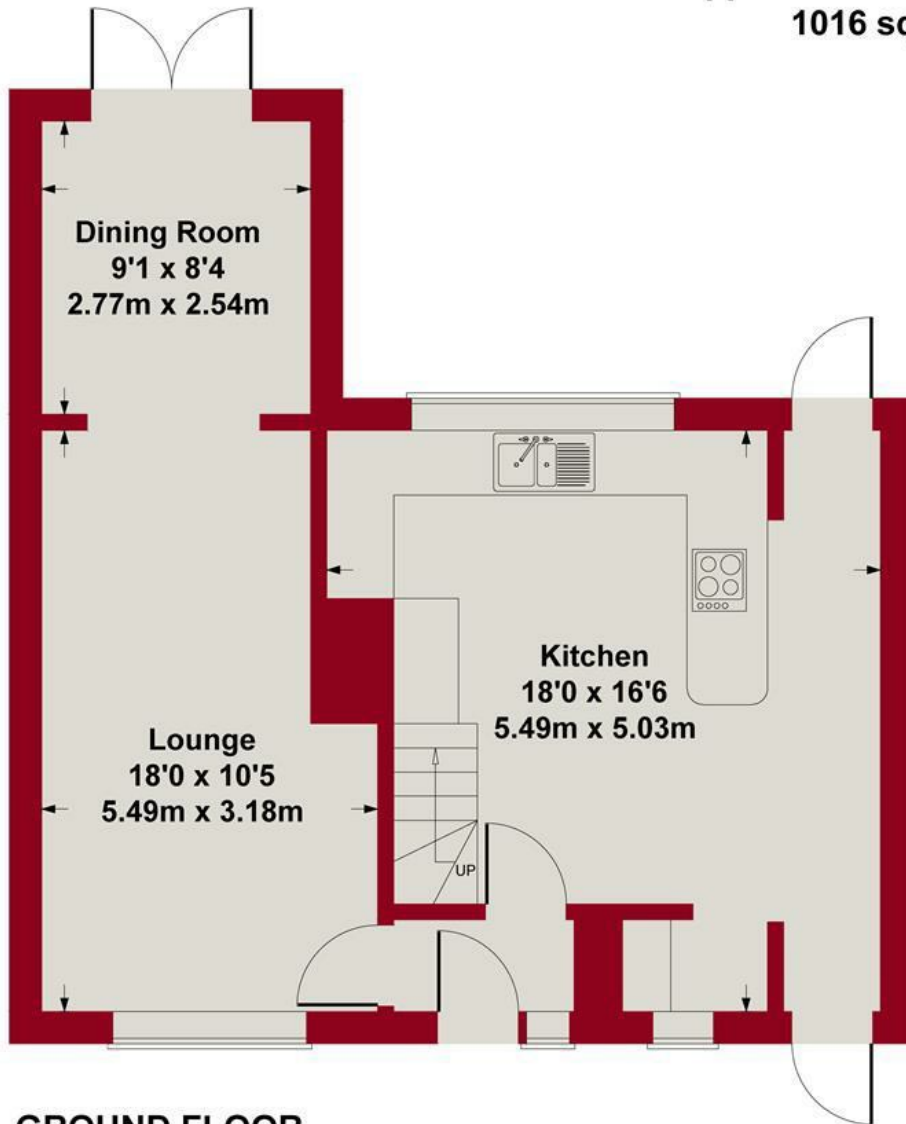
Planning applications:-

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

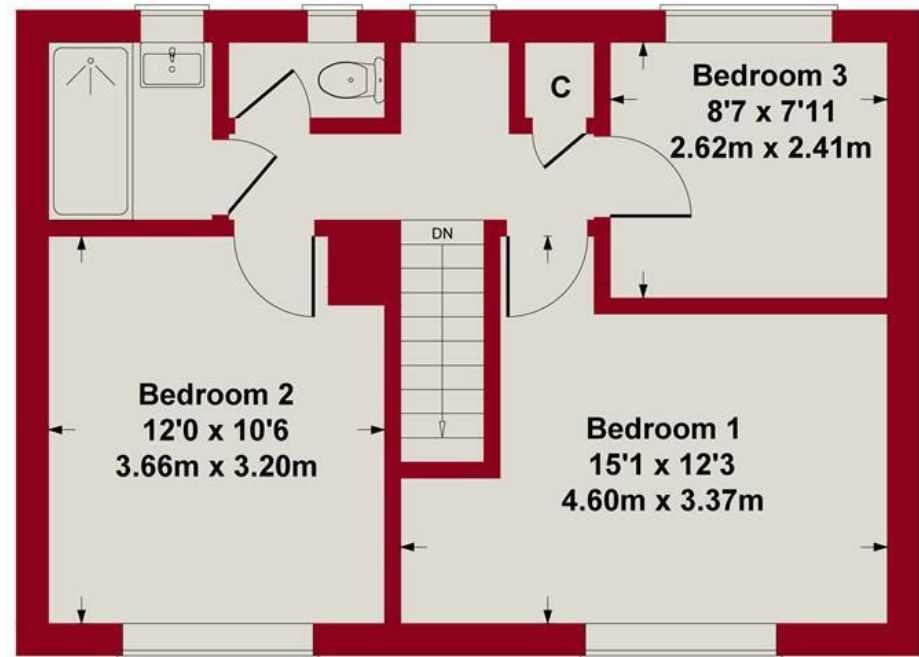




Approximate Gross Internal Area  
1016 sq ft - 94 sq m



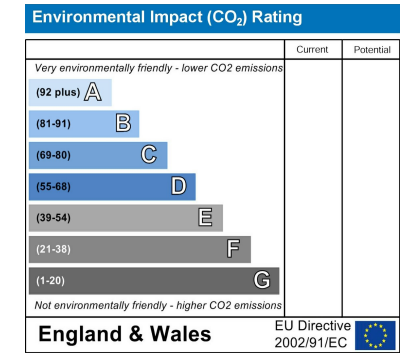
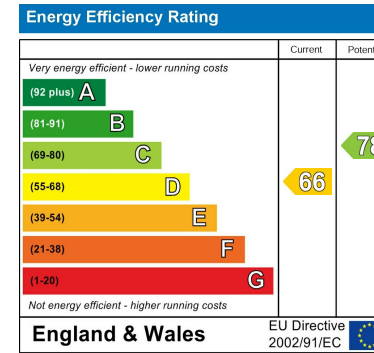
GROUND FLOOR



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



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