



10 Bailey Lane

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2DA

Situated within a popular and established residential setting in the highly regarded village of Radcliffe on Trent, this detached family home offers well-balanced accommodation extending to approximately 1,292 sq ft including the integral garage. The property has been updated and improved over time, creating a home that combines practical family living with modern presentation throughout.

The accommodation is centred around a particularly impressive open-plan living and dining space extending the full depth of the property, whilst the first floor provides three generously proportioned bedrooms and a stylishly refitted family bathroom. Outside, the property benefits from ample off-road parking, an integral garage and an enclosed rear garden, making it an excellent proposition for families, professionals and downsizers alike.





The property is entered via a welcoming entrance hall with attractive timber flooring, staircase rising to the first floor and useful storage beneath. There is also ample space for coat and shoe storage, creating a practical everyday entrance to the home. A ground floor cloakroom is positioned off the hall and is fitted with a WC and wash hand basin.

The principal reception space is a superb open-plan sitting and dining room extending to over 26 feet in length. Generous proportions allow for clearly defined seating and dining areas, whilst large windows and French doors ensure an abundance of natural light throughout the day. A contemporary inset electric fireplace provides a focal point within the sitting area, while the dining space enjoys direct access to the garden, making it ideal for both everyday living and entertaining.



The kitchen is fitted with a comprehensive range of modern shaker-style units complemented by laminate work surfaces and contemporary tiled splashbacks. A Kenwood range-style cooker with extractor hood forms the centrepiece of the room, with further appliances including an integrated dishwasher and under-counter washing machine. There is also space for a freestanding fridge freezer. A stainless-steel single bowl sink with draining board is positioned beneath a window overlooking the rear garden, and a side door provides convenient external access.

Completing the ground floor is the integral garage, offering useful storage, workshop space or secure parking.





The first-floor landing provides access to all bedrooms, the family bathroom and useful storage.

The principal bedroom is a well-proportioned double room positioned to the front of the property, enjoying a pleasant outlook and ample space for freestanding furniture.

A second double bedroom overlooks the rear garden and offers comfortable accommodation for family members or guests.

The third bedroom is particularly versatile due to its impressive length, making it suitable as a bedroom, nursery, home office or hobby room depending on individual requirements.

Serving the bedrooms is a stylishly refitted family bathroom, appointed with a contemporary suite comprising a panelled bath, separate shower enclosure with both rainfall and handheld shower fittings, vanity wash hand basin and WC. Modern wall finishes, quality fittings and contrasting textures create a smart and practical space.





grounds & gardens

To the front, a driveway provides off-road parking for up to two vehicles and leads directly to the integral garage. The frontage is neatly presented with areas of gravel and established planting, creating an attractive approach to the property.

The enclosed rear garden enjoys a good degree of privacy and offers an excellent balance of lawn and patio space. A paved terrace immediately adjoins the house, providing an ideal setting for outdoor dining and entertaining, whilst the lawn is bordered by mature planting and fully enclosed by fenced boundaries. A garden shed provides useful external storage and the overall garden is well suited to both families and those seeking a manageable outdoor space.



local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





finer details



Approximate Gross Internal Area: 120.0 sq m / 1292 sq ft



Ground Floor

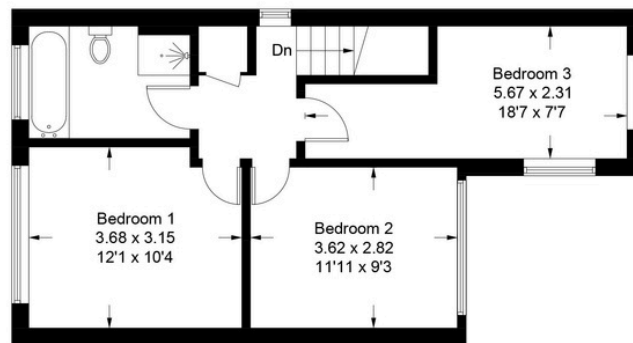
Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Local Authority: Rushcliffe Borough Council
Council Tax Band: D


Tenure: Freehold

EPC rating: 70 | C
EPC potential: 82 | B

Possession: Vacant possession upon completion.



First Floor

 = Reduced headroom below 1.5m / 5'0



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