



24 St. Lawrence Boulevard, Radcliffe on Trent,  
Nottingham, NG12 2DY

Guide Price £295,000

Tel: 0115 9336666

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



- Semi Detached Home in Popular Location
- Welcoming Hallway
- Dining Room
- Three Good Bedrooms
- Driveway and Garage
- Well Appointed Throughout
- Good Sized Lounge
- Shaker Style Kitchen
- Superb Four-Piece Bathroom
- Newly Landscaped Garden

Occupying a popular and convenient location, this spacious semi-detached home offers well-appointed accommodation throughout. The property features a welcoming entrance hall, a spacious lounge, and a dining room adjacent to the shaker-style kitchen.

To the first floor, there are three good-sized bedrooms and a superbly appointed four-piece bathroom, including a freestanding bath and a large walk-in shower enclosure.

Outside, there is driveway parking for two cars and a useful garage, while the rear garden has recently been landscaped to include a contemporary design with paving, lawn, and a covered seating area.

Viewing highly recommended.

## ACCOMMODATION

A contemporary style composite entrance door leads into the entrance hall.

## ENTRANCE HALL

With engineered oak flooring, stairs rising to the first floor, central heating radiator, a door into the lounge and a doorway into the kitchen.

## KITCHEN

A stylishly appointed Shaker style kitchen including base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset composite 1.5 bowl sink with sprayhose mixer tap and a built-in oven with four ring gas hob and chimney style extractor hood over. There is space for further appliances including plumbing for a washing machine and plumbing for a dishwasher. Engineered oak flooring, a useful storage cupboard under the stairs with shelving and engineered flooring plus housing the gas meter. There is a contemporary style composite door to the side, a uPVC double glazed window overlooking the rear garden and an Ideal combination boiler concealed within one of the kitchen cabinets.

## DINING ROOM

Having a central heating radiator, a uPVC double glazed window overlooking the rear garden and being open to the lounge.

## LOUNGE

A well proportioned reception room at the front of the property with a uPVC double glazed window to the front and a return door to the entrance hall. A decorative fireplace includes a gas point, which is currently capped.

## FIRST FLOOR LANDING

Having a uPVC double glazed obscured window to the side aspect, a large built-in cupboard with storage and access hatch to the roof space with pull-down loft ladder. The loft space is partially boarded.

## BEDROOM ONE

A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

## BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

## BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect and a useful built-in cupboard for storage.

## BATHROOM

A superbly appointed four piece bathroom including a dual flush toilet and a countertop wash basin with waterfall mixer tap. There is a large freestanding bath with in-wall taps and large waterfall mixer tap plus a generous walk-in shower enclosure with glazed fixed screen and in-wall taps plus rainfall shower. Tiling for splashbacks, spotlights and extractor fan to the ceiling, a contemporary style anthracite radiator and a uPVC double glazed obscured window to the front aspect.

## DRIVEWAY PARKING & GARAGE

Driveway parking for 2 cars sits to the front of the plot. The garage is situated to the rear of the driveway and is currently accessed via Bailey Close.

## GARDENS

The landscaped plot includes a small low maintenance lawned frontage with a stepping stone pathway leading to the front door and a newly landscaped rear garden enclosed with timber panelled fencing and the side of the garage including paved seating areas, a shaped lawn and a timber pergola with slate tiled roof for covered seating.

## 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 C.

## VIEWINGS

By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION

The property is of timber framed construction.

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>

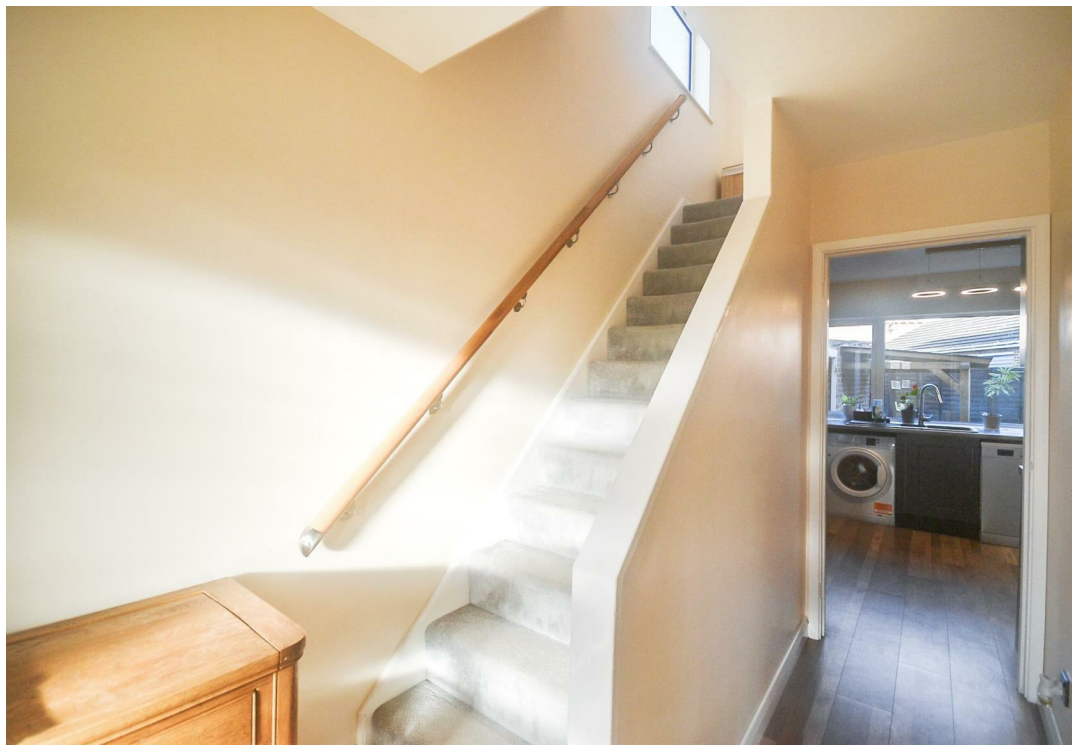
School Ofsted reports:-

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

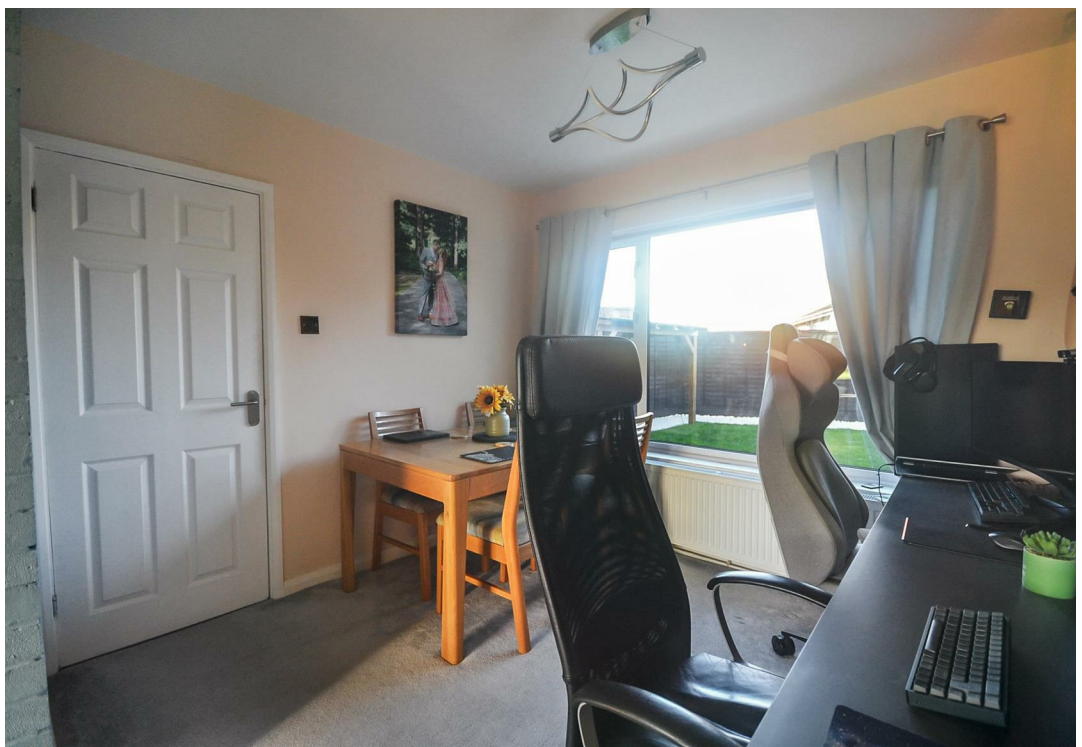
Planning applications:-

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

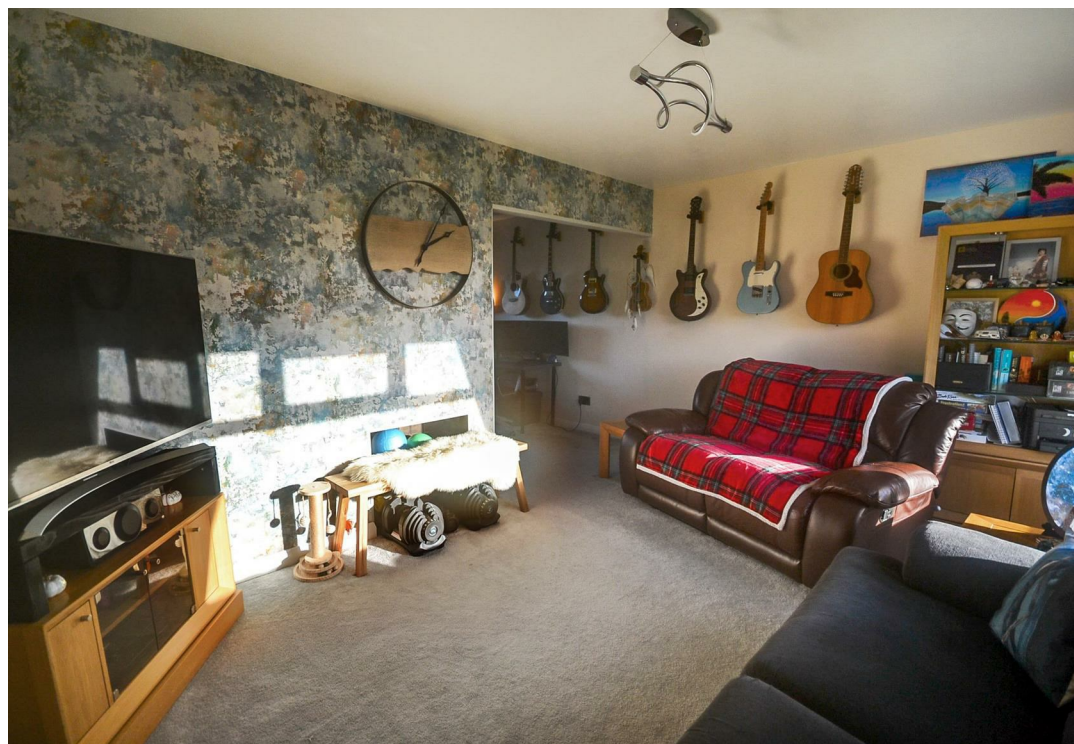










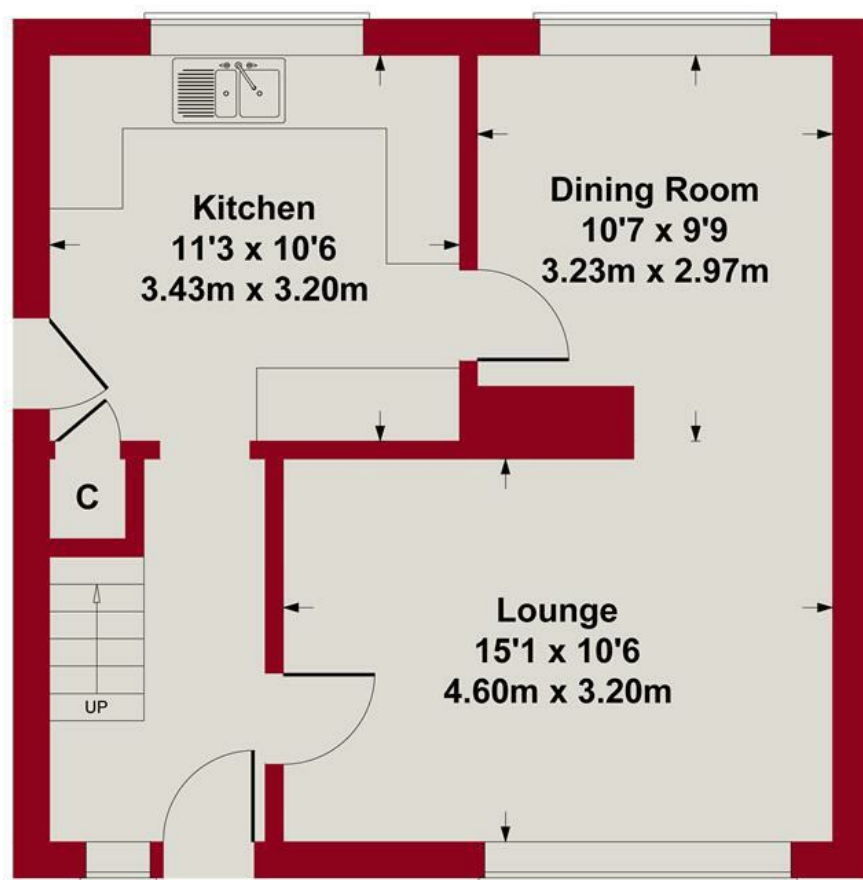




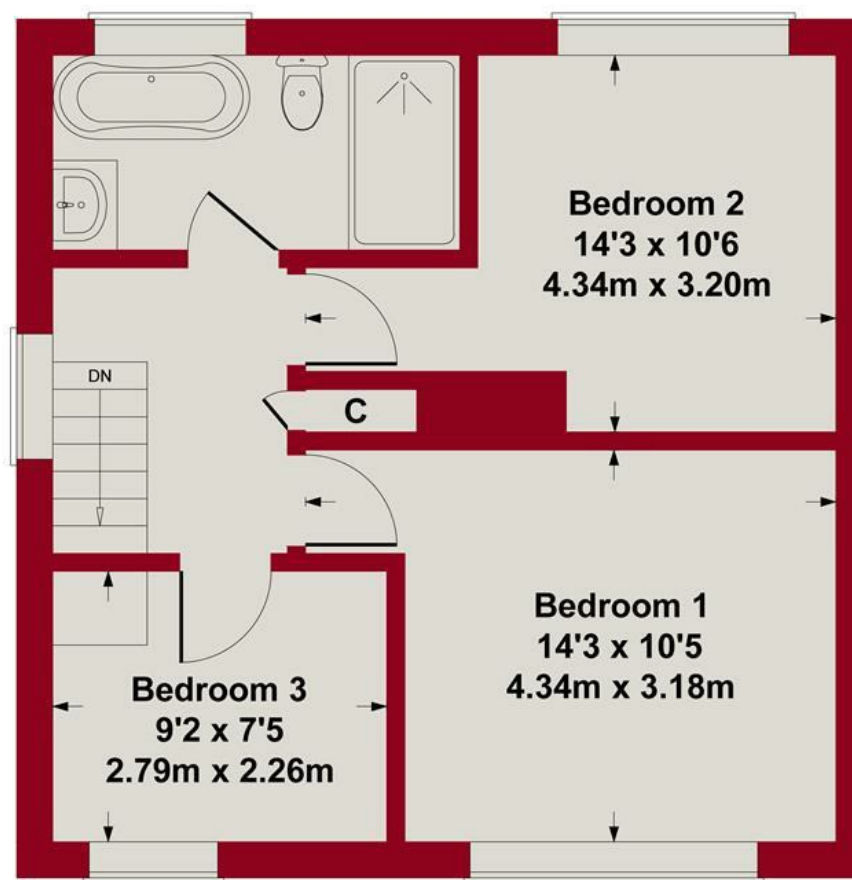




**Approximate Gross Internal Area**  
**928 sq ft - 86 sq m**



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



**RICS**



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