



No. 253 Ellingham Sherbourne, Radcliffe on  
Trent, Nottingham, NG12 2HY

£425,000

Tel: 0115 9336666

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

- Part Exchange Available
- 253 Ellingham - A Statement 4 Bed Detached Home
- Separate Lounge. Utility and G.F W/C
- Premium Bathroom and En Suite
- Underfloor Heating to Ground Floor
- Show Homes Open Tuesday - Sunday 10am - 5pm
- Attractive Shaker Kitchen
- 4 Double Bedrooms
- Double Driveway, Integral Garage
- Flooring Included

### GROUND FLOOR

Entrance hall with storage  
 Flexible kitchen, dining and family area with glazed French doors to the garden  
 Separate living room  
 Useful utility room and separate W/C  
 Underfloor heating  
 Spitfire signature staircase with oversized newels and oak handrail rising to the 1st floor

### FIRST FLOOR

Landing with storage  
 4 Double Bedrooms  
 Wardrobes to primary bedroom  
 Premium 4-piece family bathroom plus en suite

### DRIVEWAY, GARAGE & GARDEN

Double width driveway parking to the front, integral garage and turfed rear garden with paved patio, the rear affording a westerly aspect.

### SPECIFICATION

#### CONTEMPORARY KITCHENS

- \* Designer statement shaker-style kitchen in Platinum colour scheme
- \* Integrated Bosch oven, combination microwave oven, and induction hob
- \* Integrated Bosch fridge/freezer and dishwasher
- \* Low-profile laminate worktops with feature full-height splashbacks

#### BATHROOMS

- \* Sleek white sanitaryware with chrome fittings
- \* Toilets feature concealed cisterns with chrome flush plates
- \* Chrome heated towel rail

#### FINISHES

- \* Bespoke fitted wardrobes to the Primary Bedroom
- \* Oak finish internal doors with polished chrome handles

#### EXTERNAL

- \* Turfed front and rear garden areas with paved patios and pathways (as shown on site plans)
- \* Motion activated, black up and down LED wall lights to front door and patio doors
- \* Electric vehicle charging point
- \* External waterproof socket and tap to rear of property

#### HEATING AND ELECTRICAL

- \* Heating and hot water provided by an energy efficient air source heat pump
- \* Underfloor heating to the ground floor. Thermostatic radiators to the 1st floor
- \* Low energy lighting throughout with LED downlights to the kitchen and bathroom

### THE LOCAL AREA

Radcliffe on Trent is a charming village that offers the perfect blend of tranquillity and convenience. The village boasts a wealth of amenities that cater for everyday needs and more. The village centre presents a convenience store, post office, library and a range of independent shops, together offering unique finds alongside everyday essentials. There is also a local butcher and bakery in the village, ensuring the essentials are only ever a short journey away.

Radcliffe on Trent enjoys village schools that range from nursery through to sixth form, putting a child’s entire educational journey on the doorstep. It is well connected with excellent road and rail links. The village is accessible via the A52, which connects to Nottingham, Bingham, Grantham and the A46 for direct routes to Newark-on-Trent, Lincoln and Leicester as well as enjoying a regular and frequent bus service, and a direct train service to Nottingham.

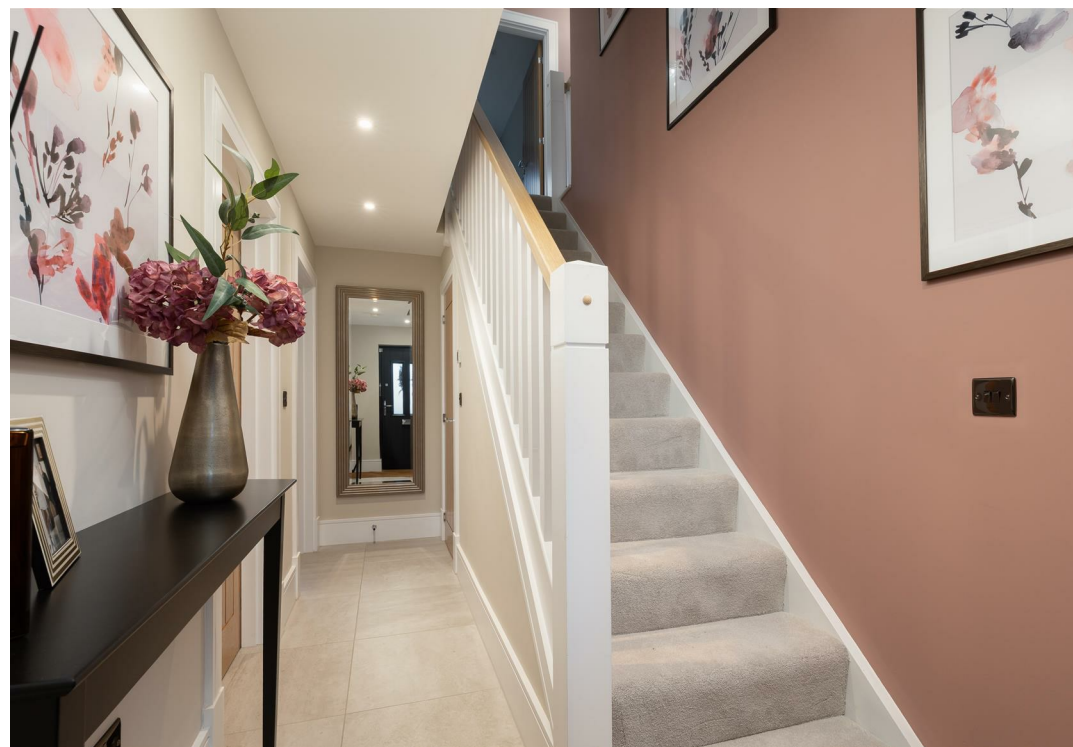
### SPITFIRE HOMES

Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables Spitfire to create places that people want to call home.

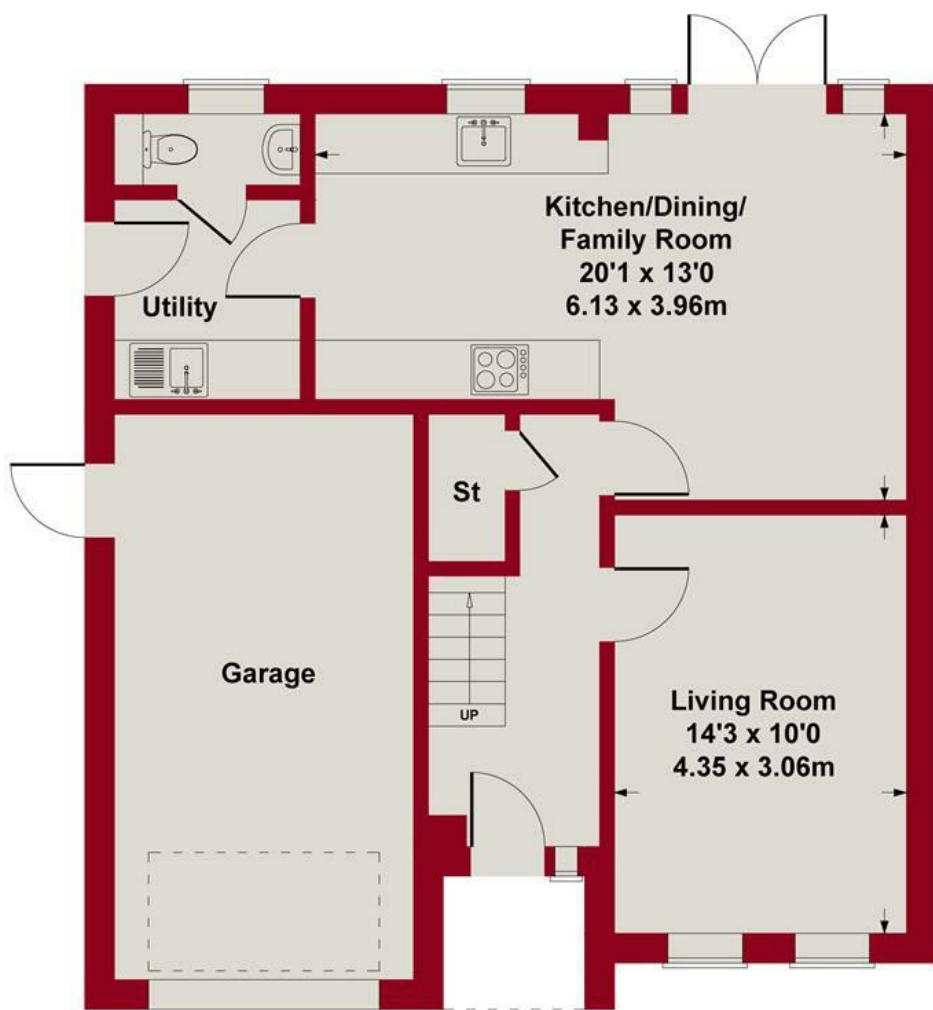
### PHOTOGRAPHY AND CGI'S

The images are virtually dressed and for indicative purposes only.

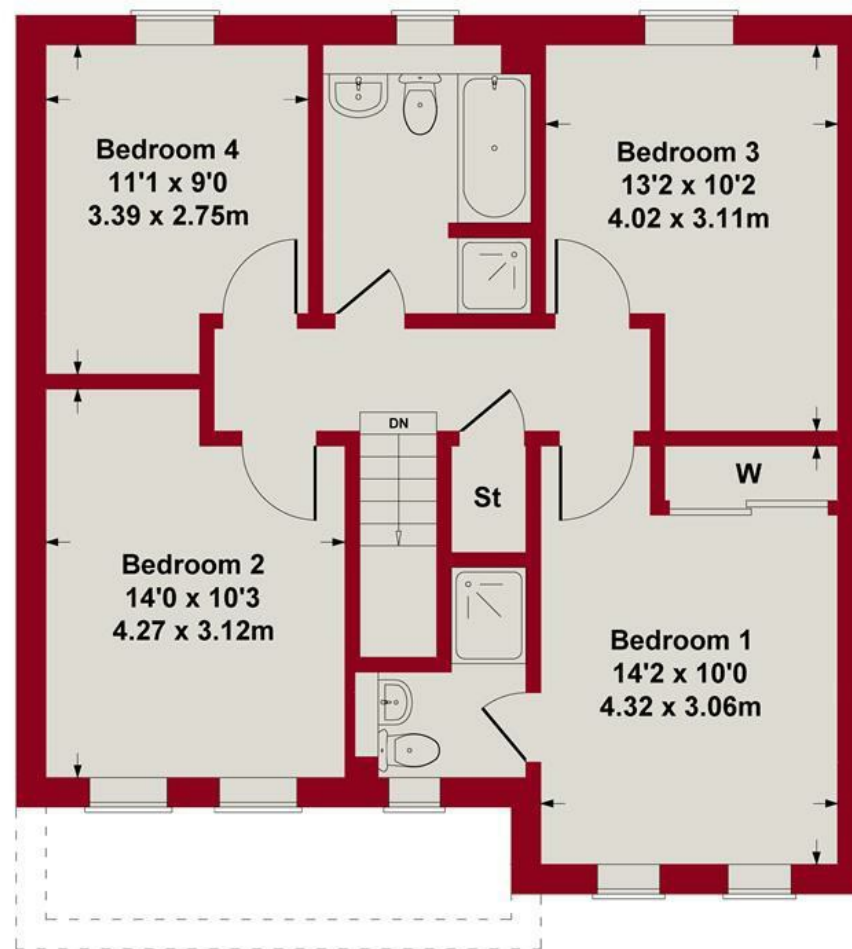
Roof and brick materials vary per home, please ask for specific plot details.







**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>                          |         |                         |
| (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>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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) <b>A</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>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*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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