86 Main Road, Radcliffe on Trent,
Nottingham, NG12 2BQ

Offers Over £385,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Renovated Semi-Detached Home
- No Chain
- Bi-Fold Doors and Skylight
- Three Good Bedrooms
- Driveway Parking to the Front
- Stylishly Appointed Throughout
- Fantastic Open Plan Kitchen
- Lovely Lounge
- Three En-suite Bath or Shower Rooms
- Landscaped Garden, Garage

Having undergone a comprehensive programme of renovation and refurbishment, this stunning three-bedroom semi-detached home offers beautifully appointed accommodation arranged over three floors, combining stylish contemporary design with high-quality finishes throughout. Offered to the market with the added benefit of no upward chain, the property presents an exceptional opportunity for purchasers seeking a home ready to move straight into.

The welcoming entrance hall leads to a well-proportioned lounge, while the heart of the home is the impressive L-shaped dining kitchen extending across the rear of the property. Beautifully fitted with a contemporary range of base and wall units, the kitchen is centred around a striking island with waterfall worktops, complemented by a skylight flooding the space with natural light and bi-fold doors opening onto the rear garden, creating an ideal setting for modern family living and entertaining. A useful ground floor cloakroom completes the accommodation on this level.

Arranged over the first and second floors are three bedrooms, each benefitting from fitted wardrobes and its own luxurious en-suite bath or shower room, all finished to a contemporary standard, providing an ideal level of comfort and privacy for family members or guests alike.

Externally, the property continues to impress. To the front, a gravelled driveway provides off-road parking for several vehicles. Gated side access leads to the recently landscaped rear garden, thoughtfully designed with a lawn, well-stocked planted borders and an attractive paved seating terrace, creating an excellent outdoor entertaining space. A single garage is positioned at the rear of the plot and is conveniently accessed via a courtesy door from the garden.

ACCOMMODATION

A striking modern composite entrance door with double-glazed side panels opens into a spacious and welcoming entrance hall.

ENTRANCE HALL

Finished with stylish LVT herringbone flooring, the hall features recessed spotlights, a traditional-style white three-column radiator, and an elegant staircase rising to the first floor with inset warm-white LED lighting to the handrail, creating an impressive first impression.

LOUNGE

A generously proportioned reception room enjoying dual-aspect UPVC double-glazed windows to the front and side elevations, allowing an abundance of natural light. The room benefits from recessed ceiling spotlights, a traditional white three-column radiator, and a contemporary media wall complete with high-level power points, TV aerial connection, and a floating storage cabinet.

OPEN PLAN DINING KITCHEN

The heart of the home is a superbly appointed, recently refitted L-shaped dining kitchen, beautifully finished with LVT herringbone flooring throughout, recessed spotlights, a high-level skylight, and two traditional-style matt black three-column radiators. Natural light floods the room through a UPVC double-glazed side door, rear window overlooking the garden, and impressive bi-fold doors opening onto the patio.

The contemporary kitchen is fitted with an extensive range of matt grey handleless wall and base units with contrasting black trim and luxurious grey quartz worktops incorporating a 1.5 bowl undermounted sink with matt black mixer tap and integrated drainer grooves.

Integrated appliances include:

- Four-zone induction hob with integrated extractor.
- Two high-level AEG electric ovens.
- Integrated washing machine.
- Integrated tumble dryer.
- Integrated fridge/freezer.

GROUND FLOOR CLOAKROOM

Fitted with a modern white suite comprising a concealed-cistern WC and vanity wash hand basin with mixer tap and storage cupboard beneath. Finished with LVT flooring, a UPVC double-glazed window to the side elevation, and the wall-mounted consumer unit.

FIRST FLOOR LANDING

With recessed spotlights, a UPVC double-glazed window to the side elevation, and a staircase rising to the second floor.

PRINCIPAL BEDROOM

A spacious double bedroom featuring decorative wall panelling with integrated LED lighting, recessed spotlights, a traditional white three-column radiator, and a UPVC double-glazed window to the front elevation. A range of bespoke fitted wardrobes provides excellent storage with automatic LED lighting, shelving, and pull-out trouser racks.

LUXURY EN-SUITE BATHROOM

Beautifully appointed with a contemporary suite comprising a concealed-cistern WC, floating vanity wash basin with mixer tap, and a dual-ended bath with centrally positioned mixer tap. A glazed shower screen and concealed thermostatic rainfall shower with additional handset

provide a luxurious bathing experience. Further complemented by feature wall tiling, tiled flooring, a grey chrome heated towel radiator, recessed spotlights, extractor fan, and a UPVC double-glazed obscured window to the front elevation.

BEDROOM TWO

A generous double bedroom with feature wall panelling incorporating LED accent lighting, recessed spotlights, central heating radiator, UPVC double-glazed window overlooking the rear garden, and fitted double wardrobes with automatic LED lighting.

EN-SUITE SHOWER ROOM

An impressive contemporary shower room featuring a large walk-in shower with low-profile tray, fixed black-framed glazed screen, and concealed mains-fed rainfall shower. The suite also includes a concealed-cistern WC and floating vanity wash basin with matt black mixer tap and drawer storage. Finished with feature wall tiling, tiled flooring, a matt black heated towel radiator, recessed spotlights, extractor fan, and a UPVC double-glazed obscured window to the rear. The gas central heating boiler is neatly concealed within a fitted cupboard.

SECOND FLOOR LANDING

With useful built-in storage cupboard and access to the top floor accommodation.

BEDROOM THREE

A spacious double bedroom enjoying two fitted skylights providing excellent natural light, recessed spotlights, a traditional-style white column radiator, and fitted wardrobes.

EN-SUITE SHOWER ROOM

A stylish contemporary shower room fitted with a concealed-cistern WC, vanity wash basin with mixer tap and storage beneath, together with a shower enclosure featuring waterproof wall panelling and a mains-fed rainfall shower with additional handset. Finished with LVT flooring, a matt black heated towel radiator, skylight window, and extractor fan.

FRONTAGE

The property occupies a beautifully landscaped plot with a gravel driveway providing off-road parking for several vehicles. Raised sleeper beds with established planting create an attractive frontage, whilst timber gated side access leads to the rear garden.

REAR GARDEN

The enclosed rear garden has been thoughtfully landscaped to provide an excellent outdoor entertaining space. Features include a generous paved patio, lawn, gravel pathways, raised sleeper planted beds, timber panel fencing, and a courtesy door providing access to the garage.

GARAGE

Located to the rear of the plot, the brick-built garage provides excellent storage and benefits from a courtesy access door from the garden.

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 - To be assessed.

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

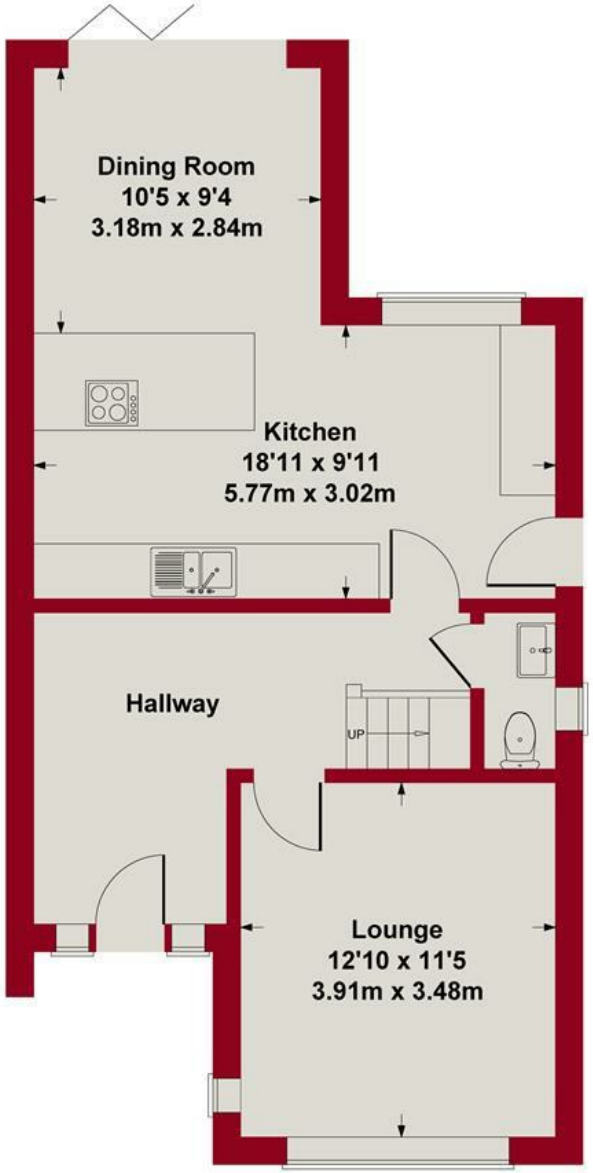
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

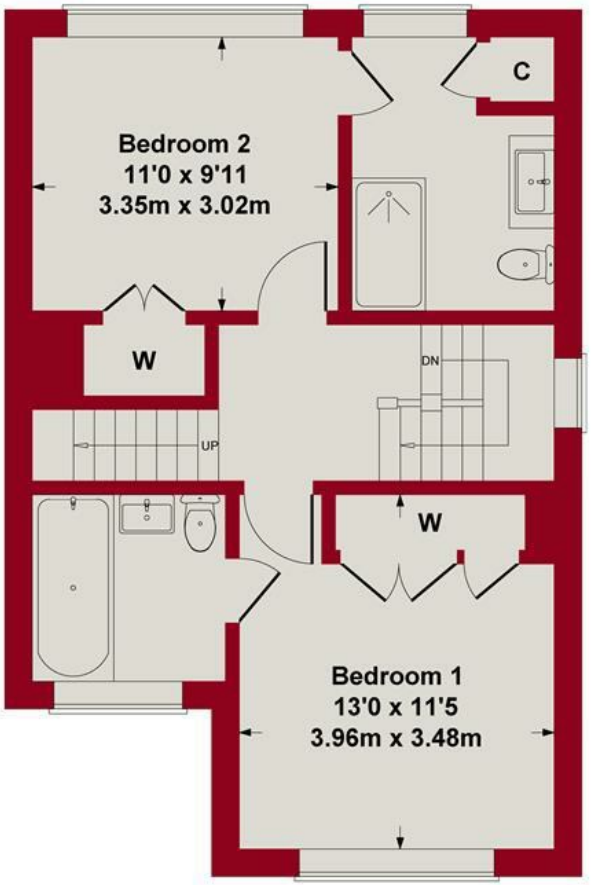
AGENTS NOTE

The property is understood to have experienced historic subsidence. Remedial works have since been completed, and interested parties are advised to make their own enquiries with their legal representative regarding the documentation and any guarantees that may be available.

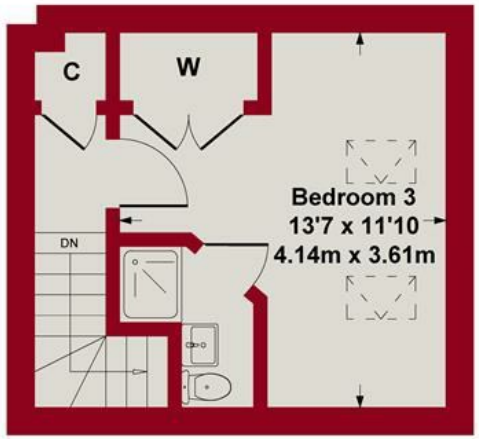
Approximate Gross Internal Area
1309 sq ft - 122 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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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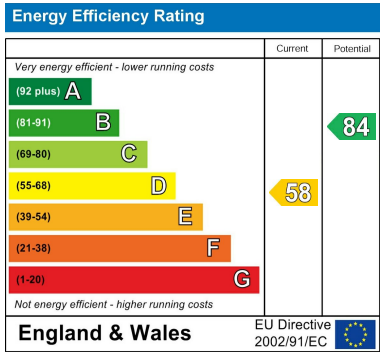

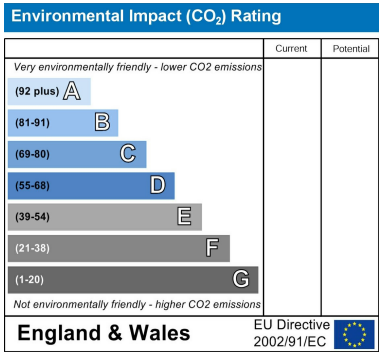

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may 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.

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RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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