



**11a Bailey Lane, Radcliffe on Trent,
Nottingham, NG12 2DA**

£375,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Detached Chalet Style Home
- Versatile Living Accommodation
- Lounge with French Doors to Rear
- Two First-Floor Double Bedrooms
- Generous Parking & Useful Garage
- Central Location, Close to Amenities
- Fantastic Open Plan Living/Dining/Kitchen
- Ground Floor Bedroom & Shower Room
- Newly Installed First Floor Shower Room
- A Lovely Mature Plot | Chain Free

Occupying a highly convenient location just a short distance from the village centre, this detached chalet-style home offers versatile and deceptively spacious accommodation suited to a wide range of buyers, with the added benefit of being offered chain free.

Nicely presented throughout, the accommodation briefly comprises a useful entrance porch leading into an impressive open-plan living/dining kitchen spanning the full width of the property. The attractive shaker-style kitchen is fitted with a central island incorporating breakfast bar seating and a comprehensive range of integrated appliances. An inner hallway provides access to the lounge, a ground floor bedroom and a well-appointed shower room, whilst the first floor offers two further bedrooms and a newly installed shower room, creating an ideal layout for flexible and convenient everyday living.

Externally, the property enjoys an attractive block-paved frontage providing off-road parking for several vehicles and access to the attached garage. The mature rear garden can be accessed from both sides of the property and offers an excellent degree of privacy, featuring shaped lawns, patio seating areas and well-established planting.

Viewing is highly recommended to fully appreciate the generous accommodation and convenient location this excellent home has to offer.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

Of brick and uPVC construction with tiled flooring and a uPVC double glazed door leading into the dining kitchen.

DINING KITCHEN

A superb open plan dining kitchen across the front of the property with solid oak flooring throughout, two central heating radiators, coved ceiling and spotlights, two uPVC double glazed windows to the front aspect and a staircase leading to the first floor with useful understairs storage cupboard having light. The kitchen area is fitted with a range of Oak fronted Shaker style base and wall units with granite effect rolled edge worktops and an island unit incorporating breakfast bar seating for three. There is tiling for splashbacks, an inset 1.5 bowl stainless steel sink with mixer tap and a range of built-in appliances including a five burner gas hob by Zanussi with extractor hood over, a built-in double oven by Whirlpool, an integrated fridge freezer, an integrated dishwasher and an integrated washing machine. The Baxi combination boiler is concealed within one of the kitchen units.

INNER HALLWAY

With solid oak flooring, spotlights and coving to the ceiling, the central heating programmer and doors to rooms.

LOUNGE

A well proportioned reception room at the rear of the property with solid oak flooring, a central heating radiator, coved ceiling and uPVC double glazed French doors leading onto the garden at the rear.

GROUND FLOOR BEDROOM

A double bedroom with a central heating radiator, coved ceiling and a uPVC double glazed window to the rear elevation.

GROUND FLOOR SHOWER ROOM

Fitted with a contemporary style suite including a back-to-wall toilet and a half pedestal wash basin with mixer tap. There is a generous shower enclosure with glazed screening and mains fed rainfall shower plus tiling for splashbacks. Tiled flooring, spotlights to the ceiling, extractor fan, a chrome towel radiator and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

With spotlights to the ceiling and doors to the two first floor bedrooms.

BEDROOM ONE

A double bedroom with spotlights to the ceiling, a central heating radiator, access to the eaves and a uPVC double glazed window to the front aspect.

FIRST FLOOR SHOWER ROOM

A newly installed first floor shower room fitted in white with a modern suite with a dual flush toilet, vanity wash basin with storage below and a shower enclosure with glazed screen.

BEDROOM TWO

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

DRIVEWAY PARKING & GARAGE

An attractive herringbone block paved driveway provides multi vehicle parking and leads to the attached garage with double doors to the front.

GARDENS

The property occupies a mature plot, the front including a shaped slate chip bed with mature planting to the boundaries. There is timber gated access at both sides of the property leading to the rear garden which affords a good level of privacy, has paved patio seating areas, a shaped lawn and established planting throughout.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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
1110 sq ft - 103 sq m**



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) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales		
EU Directive 2002/91/EC		

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



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



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