



**5 Water Lane, Radcliffe on Trent, Nottingham,  
NG12 2DB**

**Guide Price £465,000**

**Tel: 0115 9336666**

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

- Attractive Period Cottage
- Deceptively Spacious Accommodation
- Dining Kitchen
- 4 Double Bedrooms
- Attractive Rear Garden
- Heart of the Village
- Spacious Lounge/Diner
- Generous 2nd Reception Room
- G.F. Shower, 1st Floor Bathroom
- View of the Church

A unique opportunity to purchase this individual period cottage, occupying a highly convenient position in the heart of the village and offering deceptively spacious accommodation, full of character.

The property is well-appointed throughout, the generously proportioned accommodation in brief comprising: entrance hall, a spacious lounge/ diner with log-burner, an attractive dining kitchen overlooking the rear garden, and a versatile 2nd reception room with French doors to the outside. There is a ground floor shower room and a 1st floor bathroom with roll top bath and separate shower cubicle. There are 4 double bedrooms whilst outside the attractive rear garden is mainly set to lawn and enjoys views of the church.

Must view!

### ACCOMMODATION

A cottage style entrance door leads into the entrance hall.

### ENTRANCE HALL

Providing coat hooks, shelving and a stripped pine door into the lounge diner.

### LOUNGE DINER

A spacious reception room with stripped wooden floorboards, two central heating radiators, two uPVC double glazed windows to the front elevation, coved ceiling and exposed timber ceiling beam plus panelling to some of the walls and a feature fireplace with raised oak mantel and a York stone hearth housing a log burner. A stripped pine door leads into the rear hallway.

### REAR HALLWAY

With stairs rising to the first floor with understairs storage with shelving and stripped wooden flooring. This hallway opens out into the dining kitchen.

### DINING KITCHEN

A spacious dining kitchen fitted with a range of Shaker base and walls cabinets with solid timber butchers block worktops and an inset 1.5 bowl single drainer sink with mixer tap. There is space for an abundance of appliances including recess for a range style cooker with a fixed stainless steel splashback and chimney extractor hood over. Plumbing for a washing machine and a dishwasher, stripped wooden floorboards throughout, three uPVC double glazed windows overlooking the rear garden, space for a dining table and chairs. There is a central heating radiator, a floor to ceiling fitted cupboard houses the Main combination boiler

and provides storage. A stable door onto the gardens and a stripped pine door into the family room.

### FAMILY ROOM

A versatile second reception room with stripped wooden floorboards, uPVC double glazed windows to both the front and side elevations plus timber double glazed French doors onto the rear garden. There are two central heating radiators and this room is accessed from both the kitchen and the lounge diner.

### GROUND FLOOR SHOWER ROOM

Accessed from the rear hallway and having tiled flooring and tiling for splashbacks plus attractive panelling to walls. There are spotlights to the ceiling, an extractor fan and a pedestal wash basin with mixer tap plus concealed cistern toilet. There is a shower enclosure with glazed fixed screen and Mira Azora electric shower.

### FIRST FLOOR LANDING

With an access hatch to the roof space and a uPVC double glazed window to the rear aspect.

### BEDROOM ONE

A spacious double bedroom with laminate flooring, a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a decorative cast iron fireplace.

### BEDROOM TWO

With laminate flooring, a central heating radiator, access hatch to the roof space, a decorative cast iron and painted fireplace and a uPVC double glazed window to the front aspect.

### FIRST FLOOR BATHROOM

A four piece bathroom fitted with a dual flush toilet and a counter topped vanity wash basin with mixer tap. There is a shower enclosure with glazed folding door and mains fed shower plus a freestanding roll-top cast iron bath with hot and cold taps. Wood effect tiling to the floors, tiling to the walls for splashbacks, an extractor fan, a chrome towel radiator and a uPVC double glazed obscured window to the rear aspect.

### WALK THROUGH DRESSING ROOM

A versatile space connecting the first floor landing to the first floor secondary landing off which two further bedrooms are located. Oak flooring, a central heating radiator, a uPVC double glazed window to the rear aspect.

### SECONDARY LANDING

With access to two further double bedrooms.

### BEDROOM THREE

With stripped wooden floorboards, a central heating radiator, a vaulted ceiling with exposed timber beams and a uPVC double glazed window to the front aspect.

## **BEDROOM FOUR**

A double bedroom with stripped wooden floorboards, a central heating radiator, a vaulted ceiling with exposed timbers and a uPVC double glazed window to the rear aspect.

## **GARDENS & PARKING**

There is a small walled frontage with timber panelled fencing with gated side access to the rear, a generous shaped lawn edged with mature established borders, pebbled beds, attractive seating area adjacent to the family room, and a small paved patio to the side of the kitchen door. There is a parking for one vehicle.

## **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**

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>



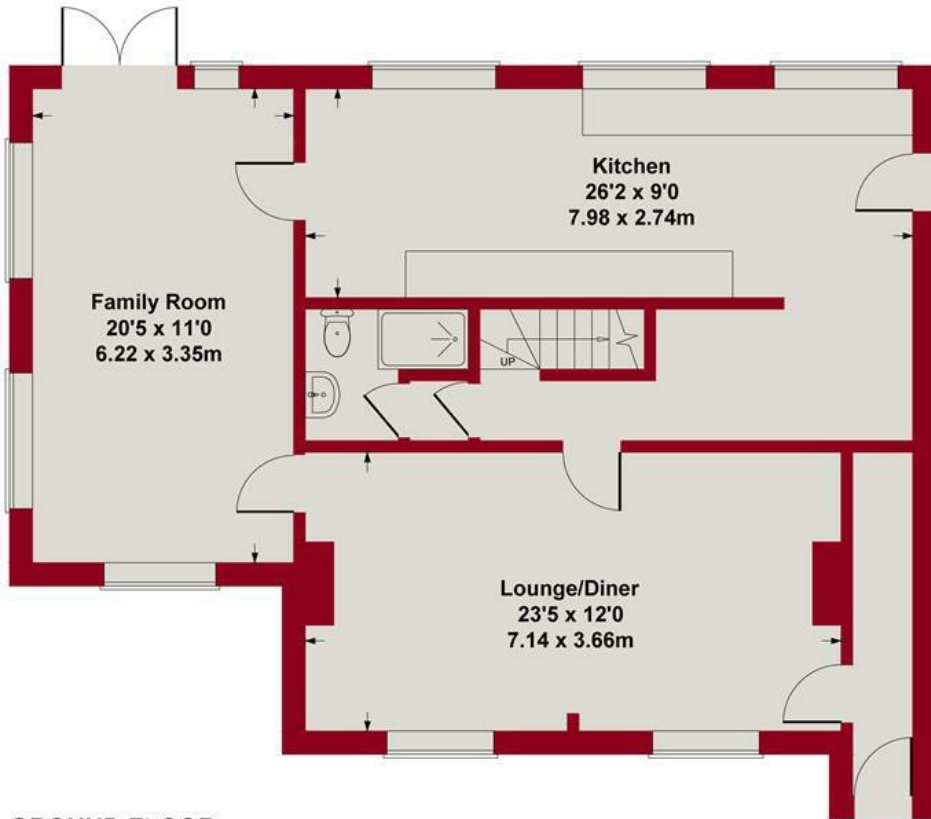




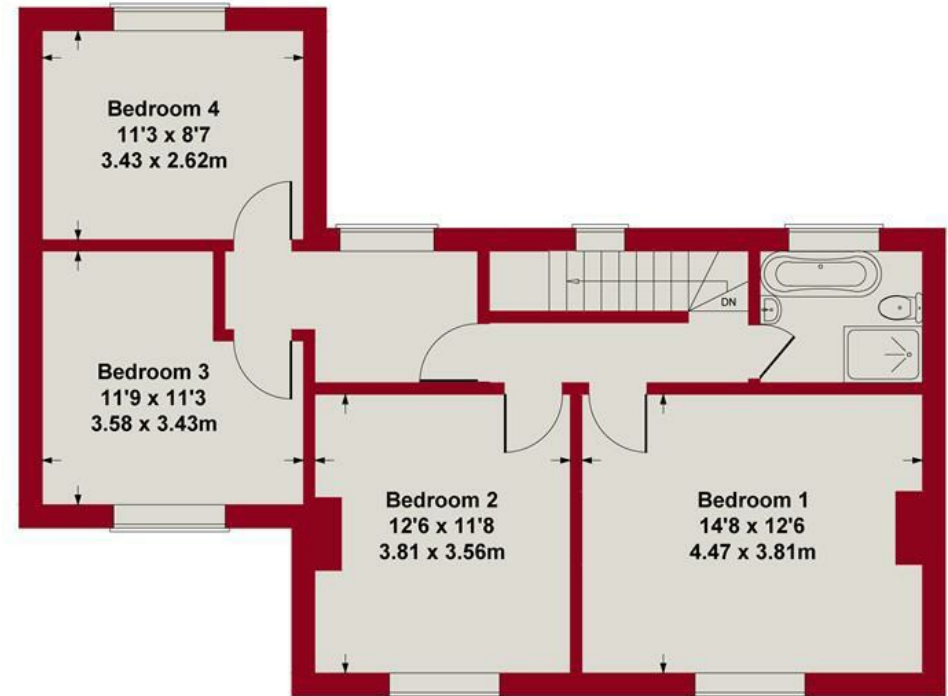




Approximate Gross Internal Area  
1682 sq ft - 156 sq m



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) A		
(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	76
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) 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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