8 Hogg Lane, Radcliffe on Trent, Nottingham, NG12 2BL

Offers Over £230,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Modern End Townhouse
- Porch and Hallway
- Dining Room with French Doors
- Three Bedrooms
- Driveway Parking
- Convenient & Central Location
- Well-Proportioned Lounge
- Contemporary Style Kitchen
- Recently Upgraded Shower Room
- Westerly Facing Rear Garden

A superb opportunity to acquire this modern end-townhouse, occupying a highly convenient position in the heart of this ever-popular village. Well presented throughout, the property offers comfortable and practical accommodation, making it an ideal purchase for first-time buyers, young families or investors.

The accommodation begins with a useful entrance porch leading into a welcoming hallway with built-in storage. The spacious lounge flows into the dining area which has French doors opening directly onto the rear garden. The modern fitted kitchen is finished with high-gloss units and incorporates a built-in oven and hob.

To the first floor are three well-proportioned bedrooms, served by a family shower room.

Occupying an attractive plot, the property benefits from driveway parking to the front, together with a fully enclosed, westerly-facing rear garden, providing an ideal space for outdoor entertaining and family enjoyment.

Early viewing is highly recommended to fully appreciate the location, accommodation and excellent outdoor space this fantastic home has to offer.

ACCOMMODATION
A uPVC double glazed door leads into a useful entrance porch.

ENTRANCE PORCH
Having a uPVC door into the entrance hall.

ENTRANCE HALL
With laminate flooring, a central heating radiator, stairs rising to the first floor, and a useful built-in coat cupboard providing excellent storage.

LOUNGE
A well-proportioned reception room with a uPVC double glazed window to the front elevation, a central heating radiator, and an open archway leading through to the dining room.

DINING ROOM
Having a central heating radiator and uPVC double glazed French doors opening onto the rear garden

KITCHEN
Fitted with a contemporary range of high-gloss base and wall units complemented by rolled-edge worktops and tiled splashbacks. There is a single drainer stainless steel sink with mixer tap, a built-in oven with a four-zone electric hob and chimney-style extractor hood over, together with space for additional appliances, including plumbing for a washing machine. Further features include tiled flooring, a central heating radiator, and a uPVC double glazed window overlooking the rear garden.

LANDING
With access to the loft via a hatch and including an airing cupboard housing the central heating boiler.

BEDROOM ONE
A double room with a central heating radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO
Having a uPVC double glazed window and a central heating radiator.

BEDROOM THREE
Having a uPVC double glazed dormer-style window to the front elevation, a central heating radiator, and a useful built-in storage cupboard over the stairs.

SHOWER ROOM
Fitted with a modern white suite comprising a low-flush WC, pedestal wash hand basin with mixer tap, and a recently installed shower enclosure with glazed shower screen. The room is finished with tiled splashbacks, a central heating radiator, and a uPVC double glazed obscure window to the rear elevation.

DRIVEWAY PARKING
Externally, the property benefits from off-street driveway parking to the front.

GARDENS
There is timber gated side access leading to the enclosed rear garden, which is mainly laid to lawn and features a raised timber decked seating area, planted borders, and a recently erected timber garden shed, which is included within the sale.

COUNCIL TAX
The property is registered as council tax band B.

ADDITIONAL INFORMATION
No. 6 Hogg Lane has a right of way to the side of the property for pedestrian access.

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.

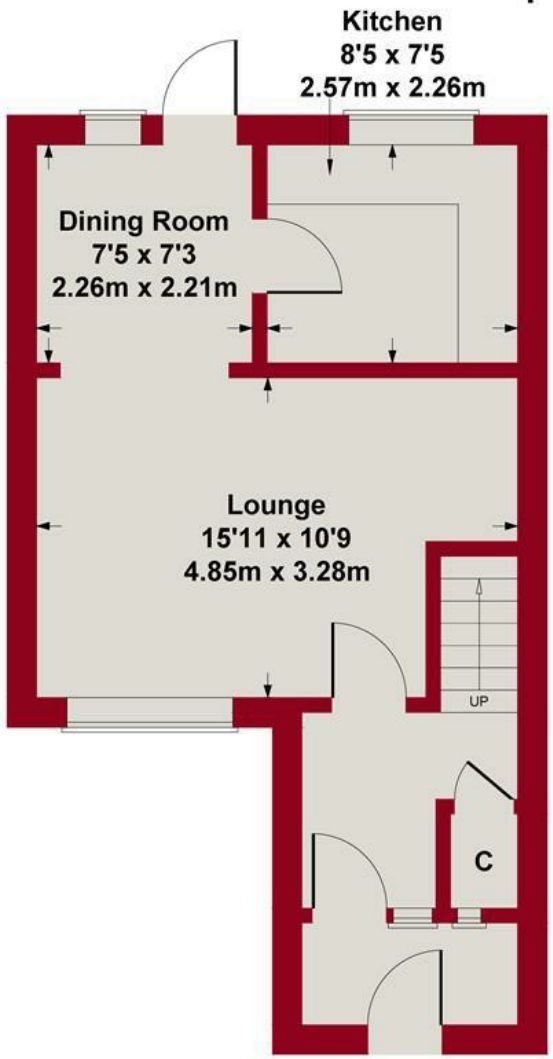
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

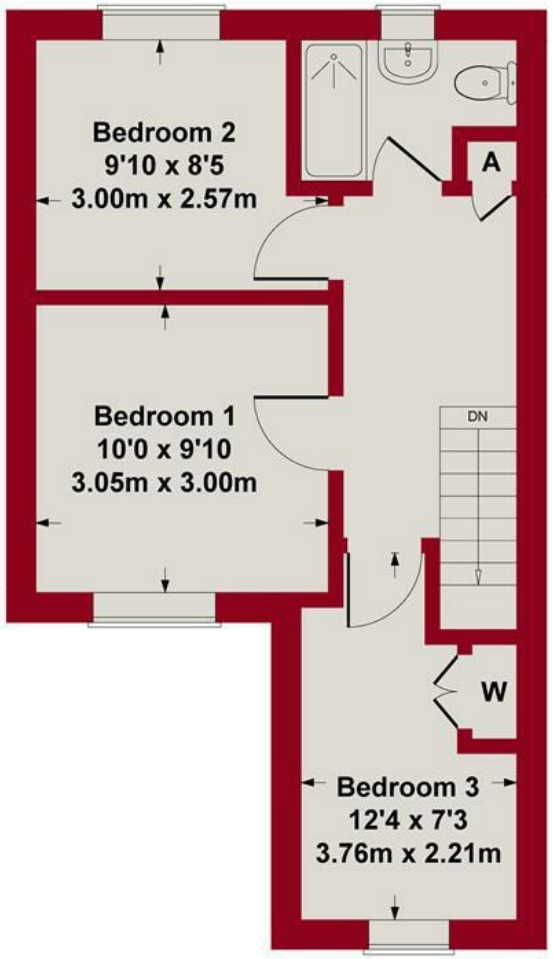
School Ofsted reports:-
https://reports.ofsted.gov.uk/

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

Approximate Gross Internal Area
760 sq ft - 71 sq m



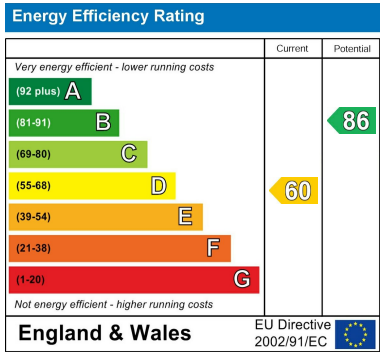
GROUND FLOOR

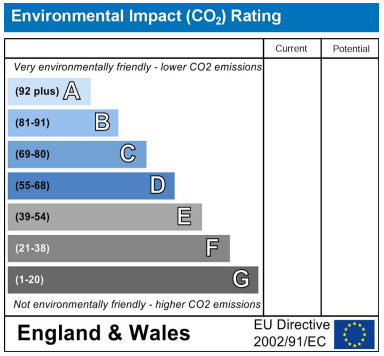


FIRST FLOOR

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.
Copyright V360 Ltd 2026 | www.houseviz.com

RICHARD WATKINSON PARTNERS





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 firms 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

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers