



**14 Palin Gardens, Radcliffe on Trent,
Nottingham, NG12 2GL**

£260,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Mid-Terraced Home
- Welcoming Entrance Hall
- Dining Kitchen to the Rear
- Three Bedrooms
- Delightful Front and Rear Gardens
- Superbly Appointed
- Good Sized Lounge
- French Doors Onto Gardens
- Bathroom, W/C, Storage
- An Excellent First Time Purchase

A great opportunity to purchase this superbly appointed home, tucked away within a convenient cul-de-sac setting, just a short distance from a range of village amenities.

Perfectly suited to first-time buyers, young families or those looking to downsize without compromise, this attractive home offers well-balanced accommodation throughout. A welcoming entrance hall leads into a generous lounge overlooking the front garden, while to the rear, a dining kitchen enjoys French doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, a family bathroom and separate WC.

The delightful gardens are a particular highlight of the property. The front garden is beautifully established, providing a good degree of privacy and kerb appeal with mature planting and colourful borders. To the rear, the private garden enjoys a pleasant decked seating area alongside a well-kept lawn and richly stocked borders, offering an ideal outdoor retreat.

Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

ACCOMMODATION

A composite entrance door with chrome door furniture leads into the entrance hall.

ENTRANCE HALL

An inviting entrance hall with an attractive spindled staircase rising to the first floor, Amtico oak effect flooring, dado rail, central heating radiator, a built-in storage cupboard with hanging rail, a door into the lounge and an archway into the dining kitchen.

DINING KITCHEN

Situated across the rear of the property and fitted with an attractive range of John Lewis Shaker style base and wall cabinets with underlighting, glass fronted display cabinets and an integrated plate rack. There is tiling for splashbacks, butcher's block type solid timber worktops with an undermounted Belfast sink and swan neck mixer tap plus drainer grooves to the side. Space for appliances include a recess for a range style cooker with a fixed Smeg chimney style extractor hood over as well as a recess and plumbing for a washing machine. There is tiled flooring throughout, space for a dining table and chairs plus a central heating radiator, and a uPVC double glazed window and French doors onto the rear garden.

LOUNGE

A well proportioned reception room with coved ceiling, a central heating radiator, a uPVC double glazed window overlooking the front garden and an attractive feature fireplace housing a coal effect gas fire.

FIRST FLOOR LANDING

Having an access hatch to the roof space, an airing cupboard housing the Worcester central heating boiler and a further built-in cupboard with hanging rail and shelving. The loft space includes boarding.

BEDROOM ONE

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

BEDROOM TWO

A double bedroom with laminate flooring, a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM THREE

With a central heating radiator, laminate flooring, a uPVC double glazed window to the front aspect and a built-in cupboard for storage.

BATHROOM

Fitted in white with a panel sided bath and a pedestal wash basin with hot and cold taps. The bath has a waterfall-style mixer tap and a Mira electric shower with glazed shower screen. There is tiling for splashbacks plus laminate flooring, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

SEPARATE W/C

Fitted with a low level toilet and having laminate flooring and a uPVC double glazed obscured window to the rear aspect.

GARDENS

The property occupies a delightful and established plot set back from the road and including a shaped lawned frontage edged with well stocked borders. The rear garden is a particular feature of the property and includes a timber decked seating area as well as a shaped lawn, established beds and borders plus timber gated access to the rear.

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 B.

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/>

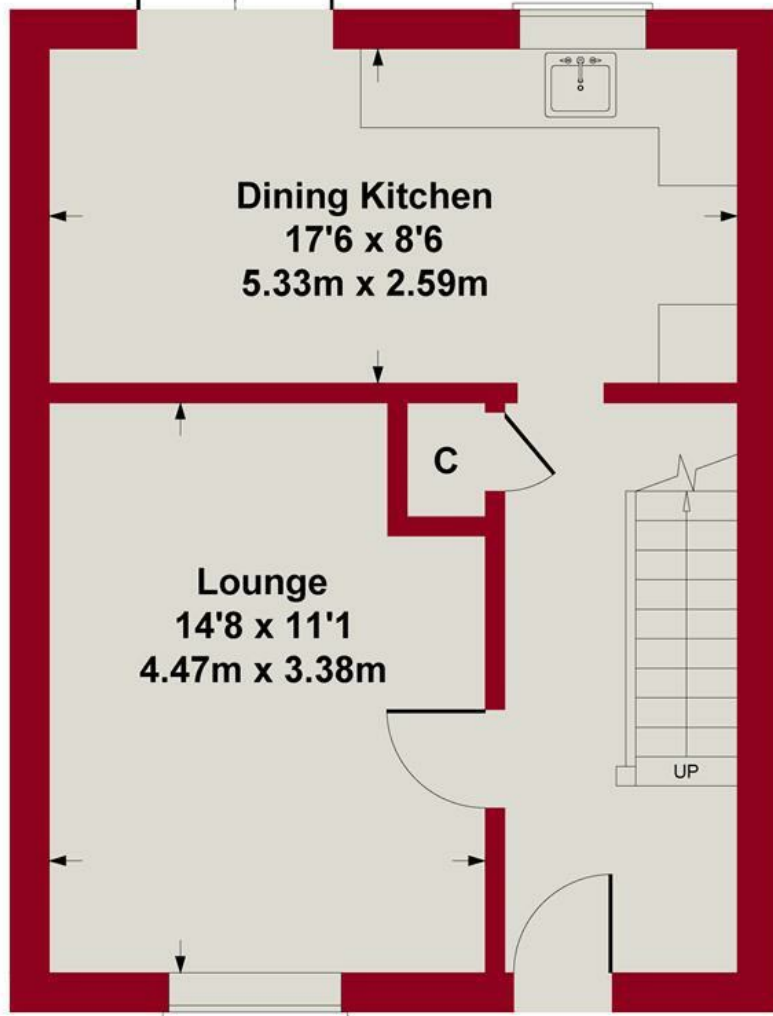
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

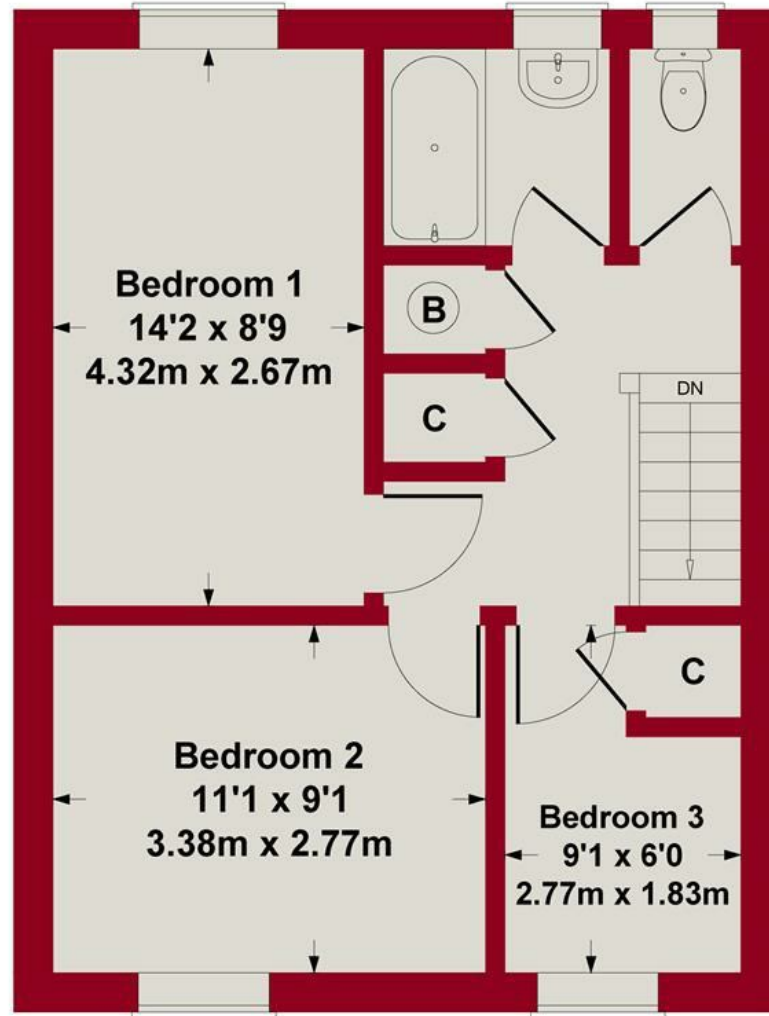




Approximate Gross Internal Area
823 sq ft - 76 sq m



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		
	70	76
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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