

26 Water Lane, Radcliffe on Trent, Nottingham, NG12 2BZ

Guide Price £650,000

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- An Individual Detached Cottage
- A Lovely Dual Aspect Lounge
- Dining Room through to Kitchen
- Four Generous Double Bedrooms
- Lovely 0.175 Acre Plot
- Approximately 1600 Sq.ft.
- Snug and Family Room
- Boot Room and W/C
- Bathroom plus En-suite
- Driveway and Integral Store

Occupying a highly desirable central village position, this exceptional detached cottage presents a rare opportunity to acquire an individual home combining generous family accommodation with an abundance of character, charm and timeless appeal. Extending to approximately 1,600 sq. ft. and standing within a delightful plot of around 0.175 acres, the property offers spacious, versatile living spaces perfectly suited to modern family life.

The welcoming entrance hall leads through to a lovely dual-aspect lounge, an inviting space featuring a striking cast iron fireplace, exposed beams and French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. Complementing the principal reception room are a cosy snug, ideal as a home office or reading room, together with an additional family room offering excellent flexibility for growing families. The dining room sits adjacent to the kitchen, creating an attractive dining kitchen arrangement ideal for both everyday living and entertaining. A practical utility/boot room and ground floor cloakroom complete the well-planned ground floor accommodation.

The first floor offers four well-proportioned double bedrooms, including an impressive principal suite benefitting from its own en-suite shower room, while the remaining bedrooms are served by a modern, well appointed family bathroom.

Externally, the property continues to impress. To the front, a generous driveway provides parking for several vehicles and gives access to an integral store. The enclosed rear garden is a particular highlight, enjoying an excellent degree of privacy with mature lawns, established planting and attractive paved seating terraces, creating a wonderful setting for relaxing and entertaining throughout the seasons.

Properties of this character, offering such individuality and space in the very heart of a sought-after village, seldom become available. Early viewing is therefore highly recommended to fully appreciate everything this exceptional home has to offer.

ACCOMMODATION
A part-glazed timber entrance door leads into the welcoming entrance hall.

ENTRANCE HALL
Featuring exposed timber beams to the ceiling, a slate tiled floor, a central heating radiator, a double glazed window to the front aspect, stairs rising to the first floor, and doors leading to the principal reception rooms.

SNUG/HOME OFFICE
A cosy and versatile reception room with exposed beams to the ceiling, terracotta tiled flooring, a central heating radiator, a double glazed window to the front aspect, and a built-in meter cupboard housing the electricity meter and consumer unit.

DINING KITCHEN
A superb triple-aspect living space incorporating a dining area and kitchen.

The dining area enjoys terracotta tiled flooring, a central heating radiator, a double glazed window to the front aspect, an impressive inglenook-style fireplace, and exposed ceiling beams. A step leads down into the kitchen, which is fitted with a range of handmade base and wall units complemented by butcher's block worktops, an inset Belfast sink with mixer tap and drainer grooves, and a recess for a range-style cooker. There is space beneath the worktop within a base unit for a dishwasher, three double glazed windows overlooking the garden, spotlights and exposed beams to the ceiling, tiled flooring, and a stable door leading into the utility/boot room.

UTILITY/BOOT ROOM
A practical space fitted with tiled flooring, a Belfast sink with hot and cold taps and tiled splashback, together with space for appliances including plumbing for a washing machine. Double glazed windows and a door provide access to the rear garden, with internal doors leading to the family room and the ground floor WC.

GROUND FLOOR WC
Fitted with a low-level WC and having a double glazed window to the rear aspect.

FAMILY ROOM
A versatile third reception room featuring spotlights to the ceiling, a central heating radiator, a double glazed window to the side aspect, and double glazed French doors opening onto the rear garden.

LOUNGE
A delightful dual-aspect reception room with exposed timber beams to the ceiling, two central heating radiators, two double glazed windows to the front aspect, and double glazed French doors opening onto the rear garden. The focal point of the room is the exposed red brick chimney breast incorporating a floor-standing cast iron wood-burning stove set upon a York stone hearth.

FIRST FLOOR LANDING
With three double glazed windows to the front aspect.

BEDROOM ONE
A generously proportioned double bedroom with a central heating radiator, a double glazed window overlooking the rear garden, a latch and brace door leading to the walk-in wardrobe area, and a further latch and brace door opening into the en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a close-coupled WC, wash hand basin with mixer tap, and a shower enclosure with mains-fed shower and glazed door. Finished with tiled flooring, a heated towel radiator, spotlights, an extractor fan, and a double glazed window to the rear aspect.

BEDROOM TWO
A spacious double bedroom with a central heating radiator, double glazed windows to both the front and rear aspects, and a cloakroom area fitted with a concealed cistern WC and wash hand basin with mixer tap and tiled splashback.

BEDROOM THREE
A lovely dual-aspect double bedroom with double glazed windows to the front and side aspects, a central heating radiator, and a range of built-in wardrobes.

BEDROOM FOUR
A further double bedroom with a central heating radiator, double glazed windows to the side and rear aspects, and a built-in double wardrobe.

FAMILY BATHROOM
Beautifully appointed with a close-coupled WC, vanity wash hand basin with mixer tap and storage drawers beneath, and a panelled bath with mixer tap, mixer shower over, and glazed shower screen. Complemented by tiled splashbacks, tiled flooring, a heated towel radiator, spotlights, an extractor fan, and a double glazed window to the rear aspect.

PARKING & STORE
Driveway parking is provided to the front of the property for several vehicles and leads to the integral store.

GARDENS
The property occupies a delightful plot, with the majority of the garden situated to the rear. The enclosed rear garden enjoys a generous lawn, a number of mature trees providing an excellent degree of privacy, a substantial paved patio seating area, and well-stocked planted beds and borders.

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 F.

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

































































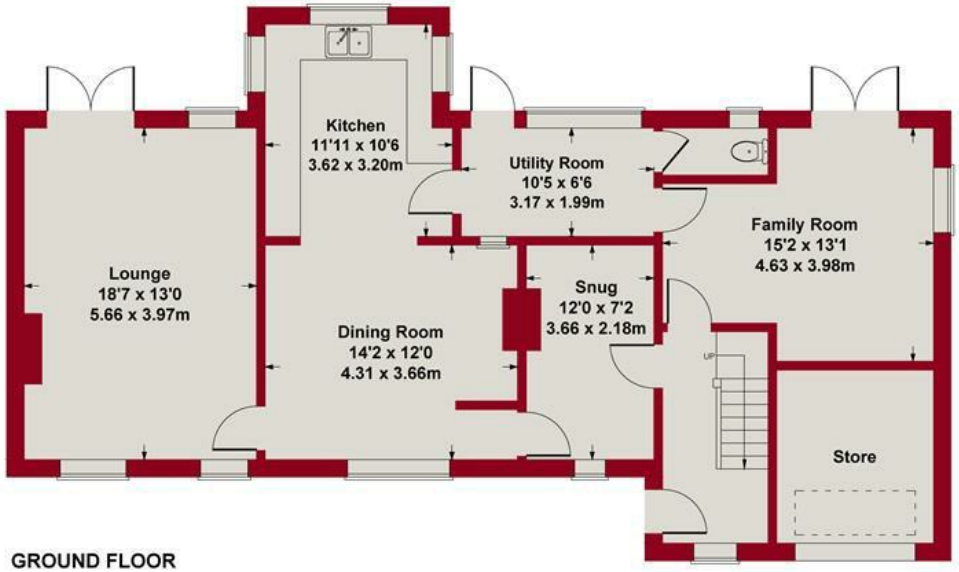




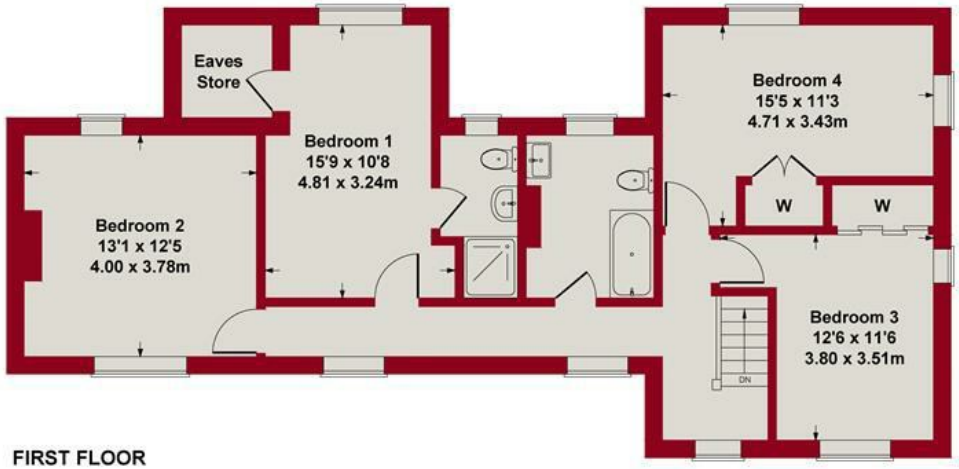




Approximate Gross Internal Area
1956 sq ft - 182 sq m



GROUND FLOOR



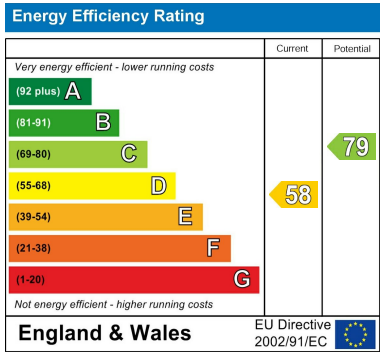
FIRST FLOOR

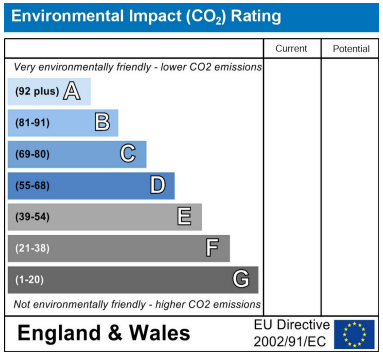
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