



**7 Bailey Lane, Radcliffe on Trent, Nottingham,  
NG12 2DA**

**Guide Price £440,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Chalet Style Home
- Through Lounge/Diner
- Quality Kitchen, Utility Room
- Ground Floor Double Bedroom & Shower
- Block Paved Driveway, Tandem Double Garage
- Beautifully Presented Throughout
- Lovely Garden Room
- Home Office
- 2 Further 1st Floor Bedrooms with Bathroom
- Close to Village Centre

A great opportunity to purchase this superbly appointed chalet style home, occupying a highly convenient and popular location within easy reach of village amenities.

The property delivers immaculately appointed, spacious accommodation including a fantastic extension across the rear to provide a lovely garden room, a useful home office and a good-sized utility room.

Viewing is highly recommended to appreciate the versatile accommodation on offer, in brief comprising: entrance hall with storage, a spacious through lounge/diner, a quality fitted kitchen, utility, office and garden room. There are 3 double bedrooms in total, the ground floor bedroom served by an adjoining shower room and the 2 first-floor bedrooms benefiting from a 3-piece bathroom.

The plot is a particular feature and includes attractive block paved driveway parking, a double tandem garage and attractive established gardens to the front and rear.

Must view!

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With laminate flooring and a useful built-in cupboard ideal for coat and shoe storage.

### RECEPTION AREA

A large multi purpose reception space currently used as dining and lounge areas with laminate flooring throughout, two central heating radiators, coved ceiling, a spindled staircase rising to the first floor and a feature fireplace with Adam style surround and granite insert housing an electric fire. Double doors lead into the garden room.

### GARDEN ROOM

A superb extension across the rear of the property having laminate flooring with underfloor heating, a vaulted ceiling with high level Velux skylight plus spotlights and two uPVC double glazed windows overlooking the rear garden.

### HOME OFFICE

A versatile room with laminate flooring and underfloor heating plus a uPVC double glazed window to the rear aspect.

### UTILITY ROOM

A fantastic addition at the side of the property with tiled flooring, underfloor heating and a uPVC double glazed window and door onto the rear garden and a personal door into the garage. The utility is fitted with a range of contemporary style units in white high gloss with base and wall cabinets and Butchers block worktops with an undermounted Belfast sink and mixer tap. There is tiling for splashbacks and space beneath the worktop for appliances including plumbing for a washing machine.

### KITCHEN

Adjacent to the dining area, the kitchen is fitted with a quality range of oak fronted Shaker style base and wall cabinets with composite worktops and tiled splashbacks plus a composite 1.5 bowl single drainer sink with mixer tap and waste disposal. There is a four zone induction hob by Neff with concealed extractor hood over, a Neff double oven with microwave oven above, integrated fridge freezer and a second sink with boiling water tap. Central heating radiator, a uPVC double glazed window to the front and side aspects, a uPVC double glazed side door, coving and spotlights to the ceiling and a door to the inner hallway.

### INNER HALLWAY

With door to the ground floor bedroom and the ground floor shower room.

### GROUND FLOOR BEDROOM

A double bedroom with a central heating radiator and a uPVC double glazed window to the side aspect.

### SHOWER ROOM

A superbly fitted shower room including a good sized shower enclosure with glazed sliding doors and Mira Sport electric shower. There is a vanity wash basin with mixer tap and cupboards below plus a concealed cistern toilet with storage drawers and cupboards to the side. Tiled flooring, fully tiled walls, spotlights and extractor fan to the ceiling, a chrome towel radiator and a uPVC double glazed obscured window to the side aspect.

### FIRST FLOOR LANDING

With doors to bedrooms and the bathroom.

### BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of wall-to-wall fitted wardrobes with hanging rails and shelving.

### BEDROOM TWO

A double bedroom with access to the eaves plus a central heating radiator and a uPVC double glazed window to the rear aspect.

### BATHROOM

Fitted with an Ideal Standard suite including a corner bath with hot and cold taps and mains fed shower. There is a vanity wash basin with mixer tap and cupboards below plus concealed cistern toilet to the side. Tiled flooring, tiling to the walls for splashbacks, an extractor fan, a uPVC double glazed obscured window to the side elevation and a chrome towel radiator.

### **DRIVEWAY PARKING**

An attractive herringbone block paved driveway to the front of the plot provides multi vehicle parking and leads to the single attached tandem garage with a metal up and over door, power, light and personal door into the utility.

### **GARDENS**

The property occupies a delightful and established plot, set back from the lane with a large gravelled frontage interspersed with plants, trees and shrubs. Side access leads to the rear garden, fully enclosed with timber panelled fencing and landscaped with a relatively low maintenance theme with pebble beds and a paved patio seating area plus established planted raised bed. There is outside power, water point and outside lighting.

### **SOLAR PANELS**

The property has the benefit of solar panels, which help to significantly reduce electricity costs. They also provide an income through the FIT tariff of around £1,500pa, this will transfer to the new owners.

### **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/>

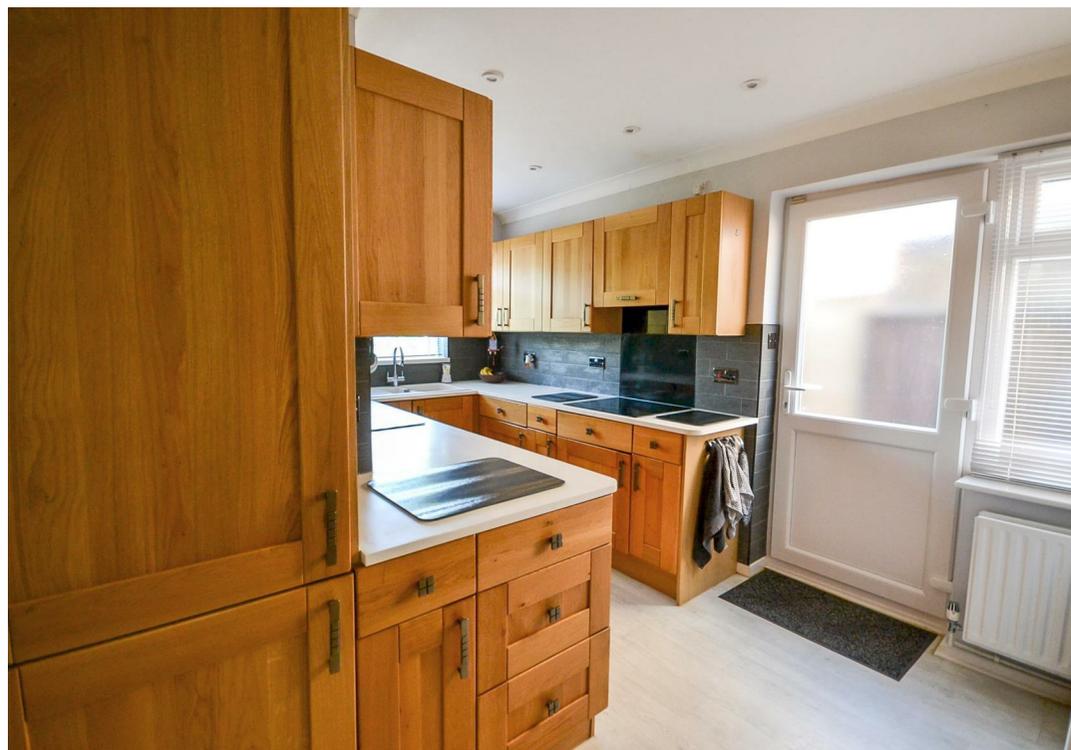
Planning applications:-

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



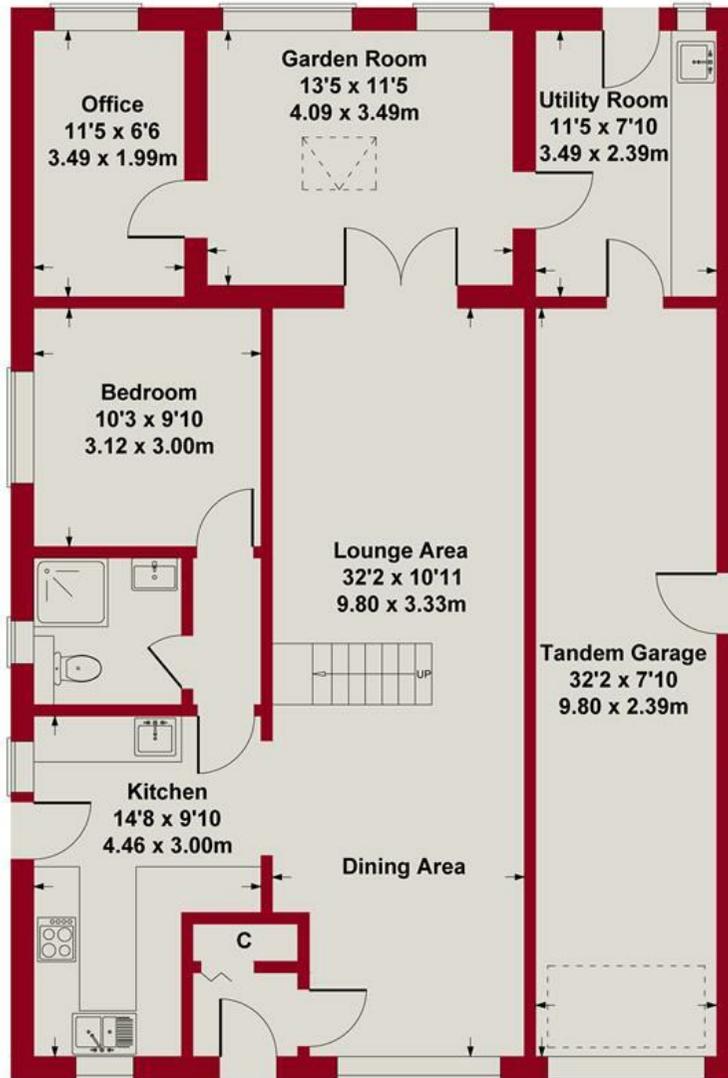




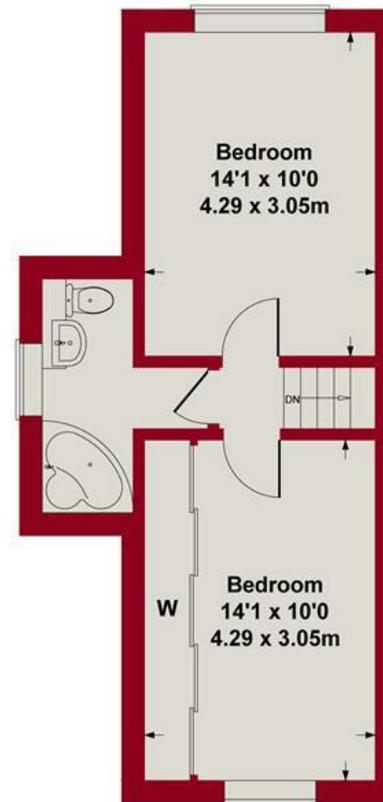




**Approximate Gross Internal Area  
1672 sq ft - 155 sq m**



**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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

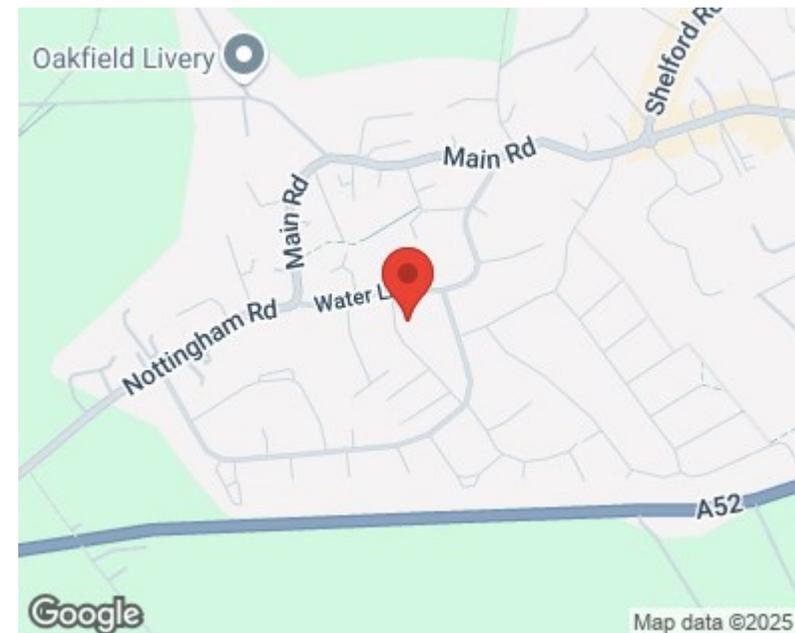
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 88      | 91        |
| 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   |         |           |
| EU Directive 2002/91/EC   |         |           |



*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 firm's 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



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Surveyors, Estate Agents, Valuers, Auctioneers