



66 Grantham Road, Radcliffe on Trent,  
Nottingham, NG12 2HS

£250,000

Tel: 0115 9336666

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



- Attractive Period Home
- Dual Aspect Lounge
- Small Conservatory
- Traditional Style Bathroom
- Driveway and Garage
- Dining Kitchen
- Ground Floor W/C
- 2 Double Bedrooms
- Enclosed Garden
- Small Outbuildings

An attractive detached period home, bought to the market in good decorative order and offering well-appointed accommodation in brief comprising: a welcoming entrance hall with useful W/C off, an attractive cottage style dining kitchen, a dual aspect lounge, a small conservatory with access to and overlooking the gardens then 2 double bedrooms and a traditional style bathroom to the 1st floor. Outside is an enclosed garden, a useful herringbone block paved driveway to the front of the garage, with 2 small outbuildings to the side.

### ACCOMMODATION

A timber and pantiled canopy style entrance porch leads via a timber door into the entrance hall.

### ENTRANCE HALL

With tiled flooring, a central heating radiator, a uPVC double glazed window and a door into the w.c/utility plus the dining kitchen.

### DINING KITCHEN

Fitted with a range of base and wall cabinets with cupboards and drawers, rolled edge work surfaces and tiled splashbacks, an inset single drainer sink with mixer tap and a range of integrated appliances including a refrigerator, dishwasher, microwave, electric oven and a four burner gas hob with extractor hood over. There is tiled flooring throughout, uPVC double glazed windows to two elevations, a central heating radiator, a door and a staircase rising to the first floor with useful understairs storage below. Glazed French doors leads into the conservatory and a door leads into the lounge.

### LOUNGE

A well proportioned dual aspect room with uPVC double glazed windows to the front and side aspects, a central heating radiator and a feature fireplace with marble effect insert and hearth housing a gas fire.

### CONSERVATORY

Of brick and timber construction with tiled flooring and glazed double doors leading onto the gardens.

### UTILITY/W.C.

A useful space fitted with a low level toilet, a pedestal wash basin, a uPVC double glazed obscured window and a fixed worktop with space beneath for appliances including plumbing for a washing machine.

### FIRST FLOOR LANDING

With a secondary glazed window to the side aspect plus a central heating radiator.

### BEDROOM ONE

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

### BEDROOM TWO

A double bedroom with a secondary glazed window to the side aspect plus a central heating radiator.

### BATHROOM

Fitted with a traditional style suite including a pedestal wash basin with hot and cold taps and a freestanding rolled top claw foot bath with handheld mixer shower and additional mains fed shower plus glazed shower screen. There is tiling around the bath area plus a low level toilet, a central heating radiator, a uPVC double glazed obscured window to the rear aspect and a useful built-in storage cupboard with shelving.

### DRIVEWAY & GARAGING

A herringbone block paved driveway sits to the rear of the plot and to the single brick built garage. Two small brick built outbuildings are located on the edge of the driveway.

### GARDENS

The majority of the garden sit to the side of the property, accessed via a timber gate at the side of the property. The garden is fully enclosed and includes patio seating, gravelled beds, planted borders and a small shaped lawned area.

### 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 C.

### 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>

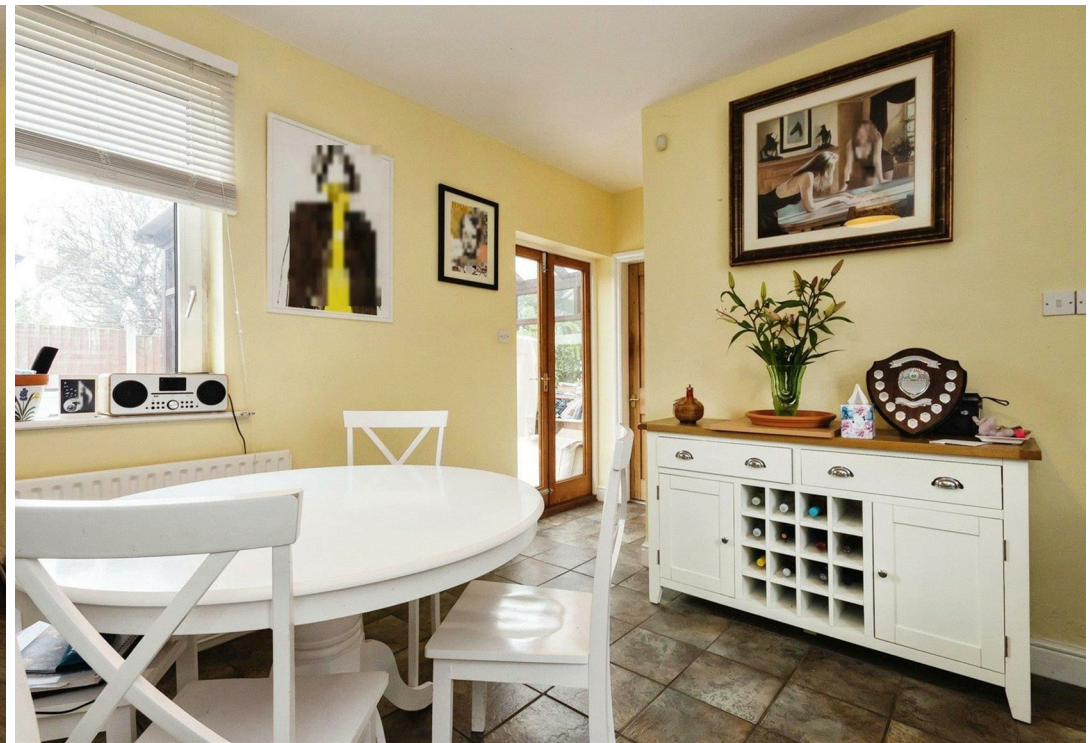
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

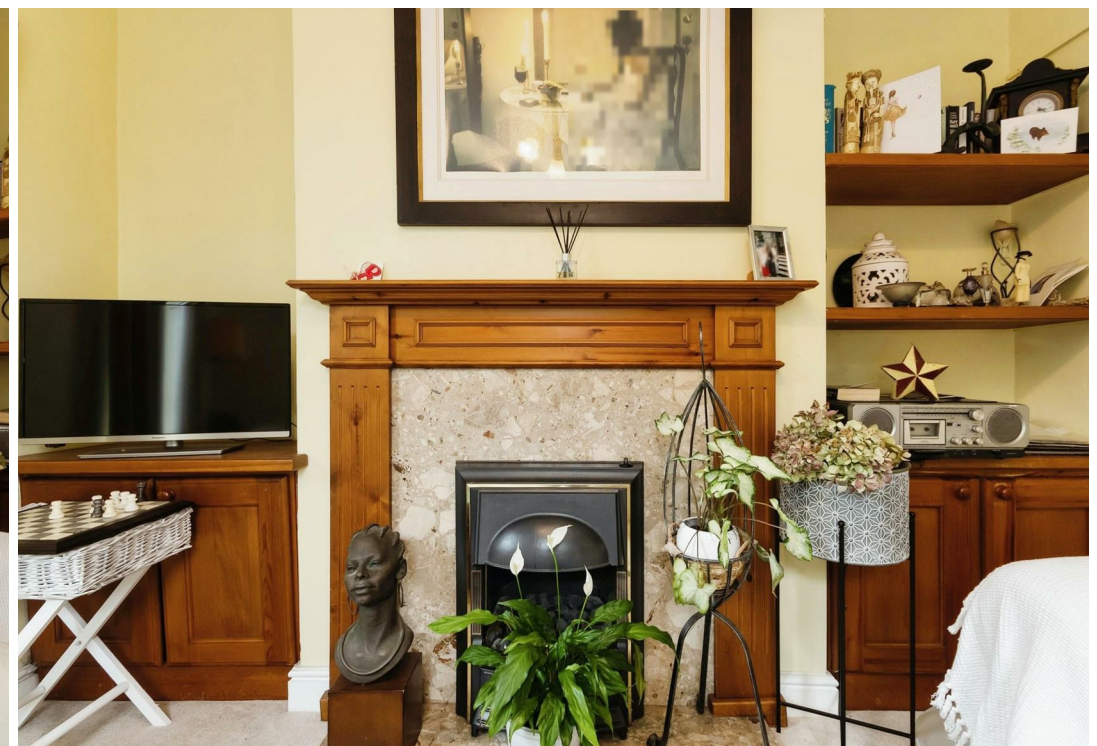
Planning applications:-

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

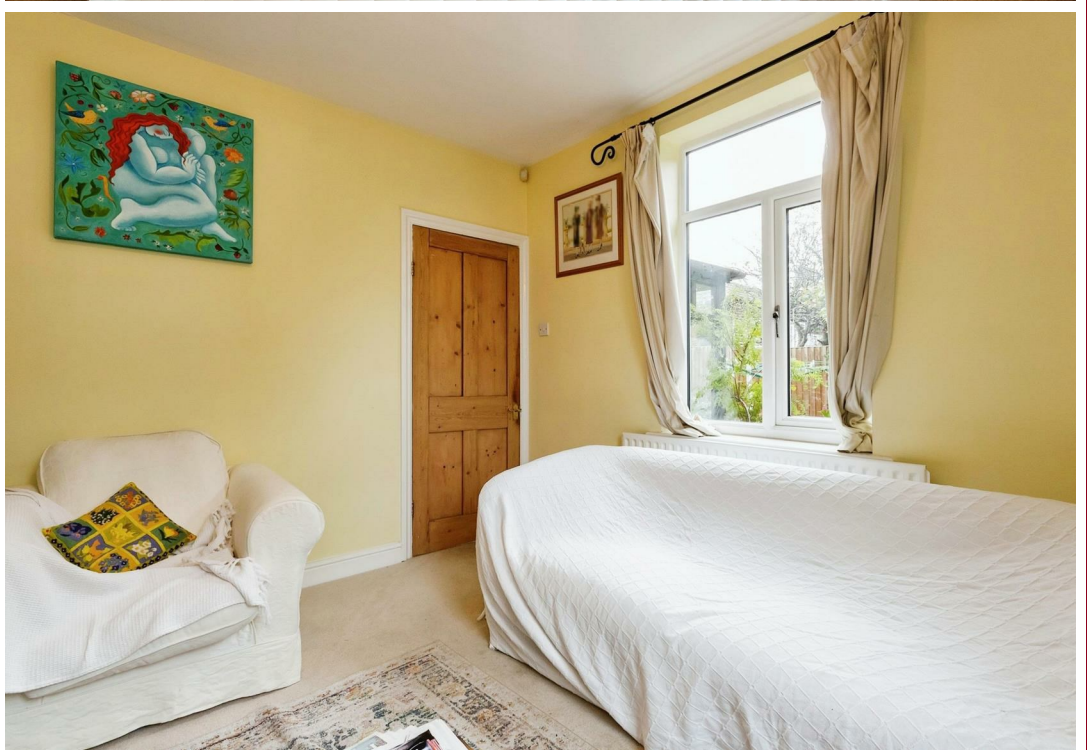










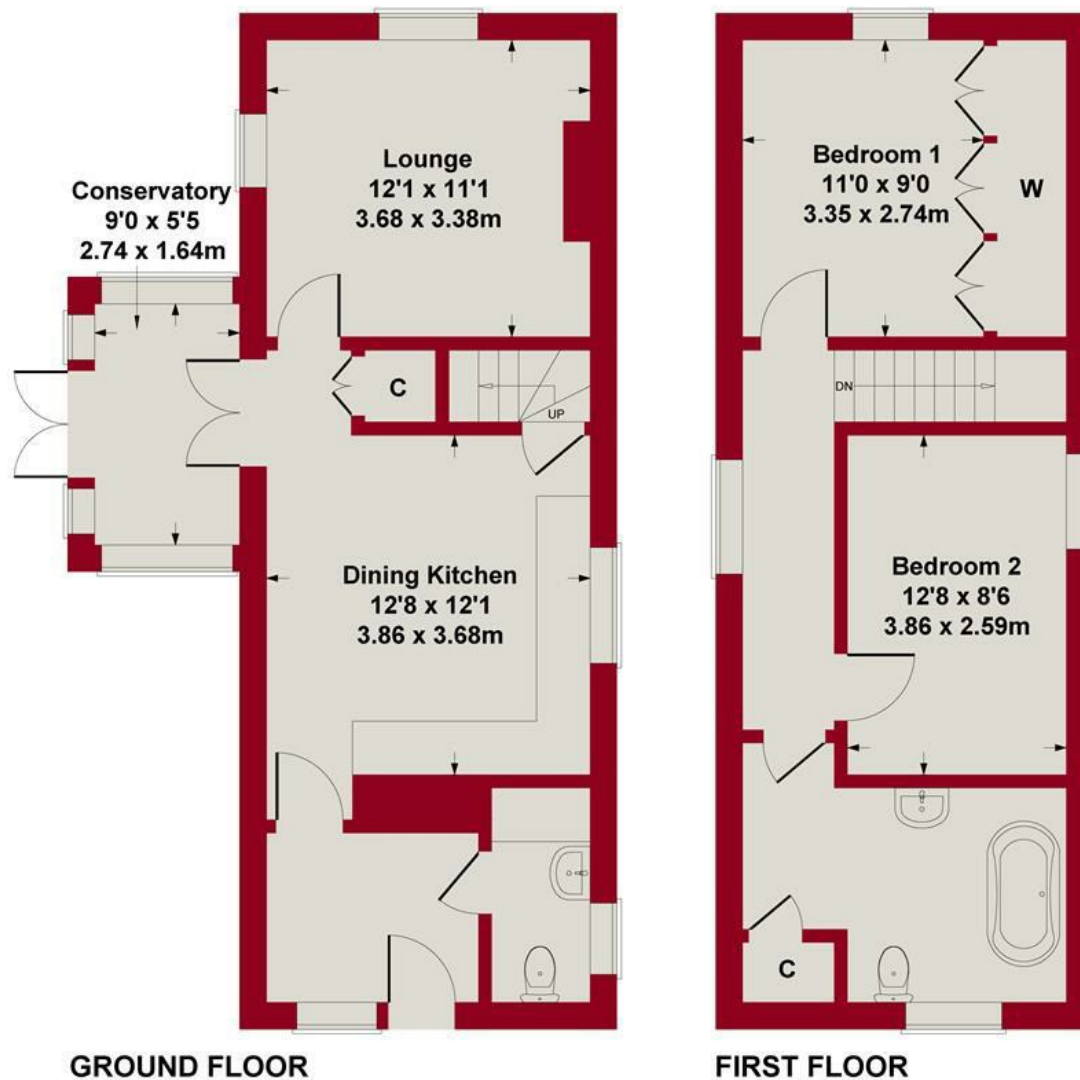








**Approximate Gross Internal Area**  
**926 sq ft - 86 sq m**



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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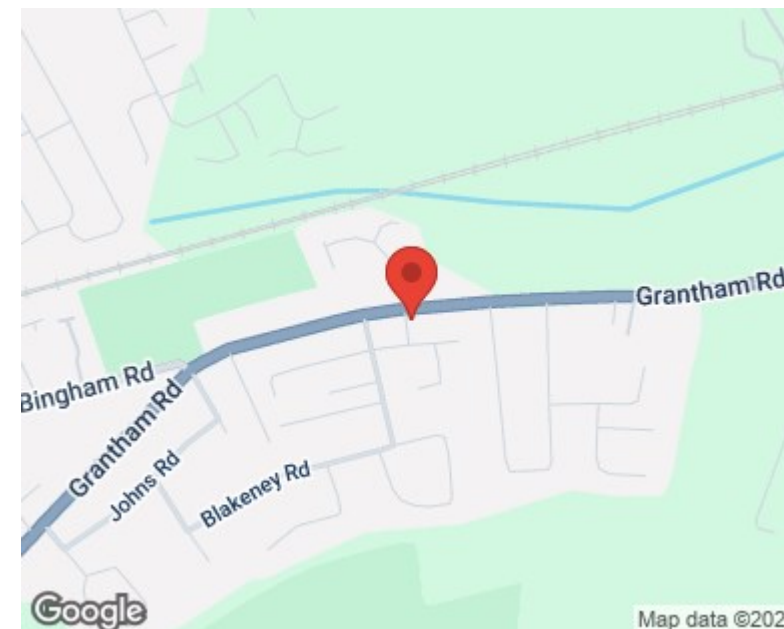
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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**RICS**



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