



**46 St. Lawrence Boulevard, Radcliffe on Trent,  
Nottingham, NG12 2DY**

**Guide Price £275,000**  
**Tel: 0115 9336666**

- Semi Detached Home
- Convenient Location
- Porch and Hallway
- Kitchen and Utility/Store
- Mature Front and Rear Gardens
- No Upward Chain
- Superb Potential to Update & Modernise
- Lounge and Dining Room
- 3 Bedrooms, Bathroom
- Driveway, Garage to the Rear

Occupying a central and highly convenient location close to a wide range of amenities, this attractive semi-detached home offers an excellent opportunity for buyers looking to update and modernise a property to their own taste and specification.

Offering excellent potential throughout, the property provides generous accommodation with plenty of scope to update and modernise for contemporary living. The ground floor briefly comprises an entrance porch leading into the hallway, a well-proportioned lounge flowing through to the dining room, and a kitchen positioned to the rear. A side passage gives access to a useful utility/store area, and there is a lean-to garden room overlooking the rear garden.

To the first floor are three well-sized bedrooms and a family bathroom.

Externally, the property benefits from driveway parking to the front, a useful garage to the rear, and established, mature gardens to both the front and rear.

This is a superb opportunity for purchasers seeking a home with genuine potential in a desirable and convenient setting. Early viewing is highly recommended.

#### **ACCOMMODATION**

Double uPVC entrance doors lead into the entrance porch.

#### **ENTRANCE PORCH**

With tiled flooring and a uPVC double glazed door into the entrance hallway.

#### **ENTRANCE HALLWAY**

With a central heating radiator, stairs rising to the first floor, central heating thermostat and a door into the lounge.

#### **LOUNGE**

A well proportioned reception room with a central heating radiator, a uPVC double glazed window to the front aspect and an exposed red brick chimney breast housing a coal effect gas fire. The lounge leads into the dining room.

#### **DINING ROOM**

With a central heating radiator, a door to the kitchen and uPVC double glazed sliding patio doors into the lean-to garden room.

#### **LEAN-TO GARDEN ROOM**

With French doors leading onto the rear garden plus a central heating radiator.

#### **KITCHEN**

Fitted with a range of base and wall cabinets with cupboards and drawers, rolled edge worktops, tiled splashbacks, an inset 1.5 bowl stainless steel sink with mixer tap and built-in appliances including a Neff oven with four ring gas hob and concealed extractor hood over. There is an integrated dishwasher and a refrigerator plus a recess beneath the worktop with plumbing for a washing machine. A uPVC double glazed window overlooks the rear garden, there is a central heating radiator and a useful storage cupboard under the stairs housing the gas and electricity meters plus the consumer unit. From the kitchen, a uPVC double glazed door leads into the side passage.

#### **SIDE PASSAGE**

Having a uPVC double glazed door to the front and rear aspects plus tiled flooring and a doorway into the utility/store.

#### **UTILITY/STORE**

A useful space with tiled flooring, power and light.

#### **FIRST FLOOR LANDING**

Having an access hatch to the roof space, a uPVC double glazed window to the side aspect and an airing cupboard with slatted shelving and housing the British Gas combination boiler.

#### **BEDROOM ONE**

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a range of fitted bedroom furniture including wardrobes and drawers plus a further built-in double wardrobe with hanging rail and shelving.

#### **BEDROOM TWO**

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe with hanging rail and shelving.

#### **BEDROOM THREE**

With a central heating radiator, a uPVC double glazed window to the front aspect and a built-in wardrobe over the stairs with hanging rail and shelf.

#### **BATHROOM**

A three piece bathroom fitted in white with a close coupled toilet, a cast iron bath with hot and cold taps and mains fed shower over and a vanity wash basin with hot and cold taps and cupboards below. There is tiling for splashbacks, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

#### **DRIVEWAY PARKING & GARAGING**

A driveway to the front provides off street parking whilst a garage is located to the rear in a separate block.

#### **GARDENS**

The property occupies a mature plot with a small lawned frontage and block paved pathway

leading to the front door. Access to the rear garden is via the side passage or a gate to the rear boundary leading to the garage block. The garden is enclosed with timber panelled fencing and mainly set to lawn whilst including mature 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 C.

#### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

#### **ADDITIONAL INFORMATION**

The property is of timber framed construction.

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:-

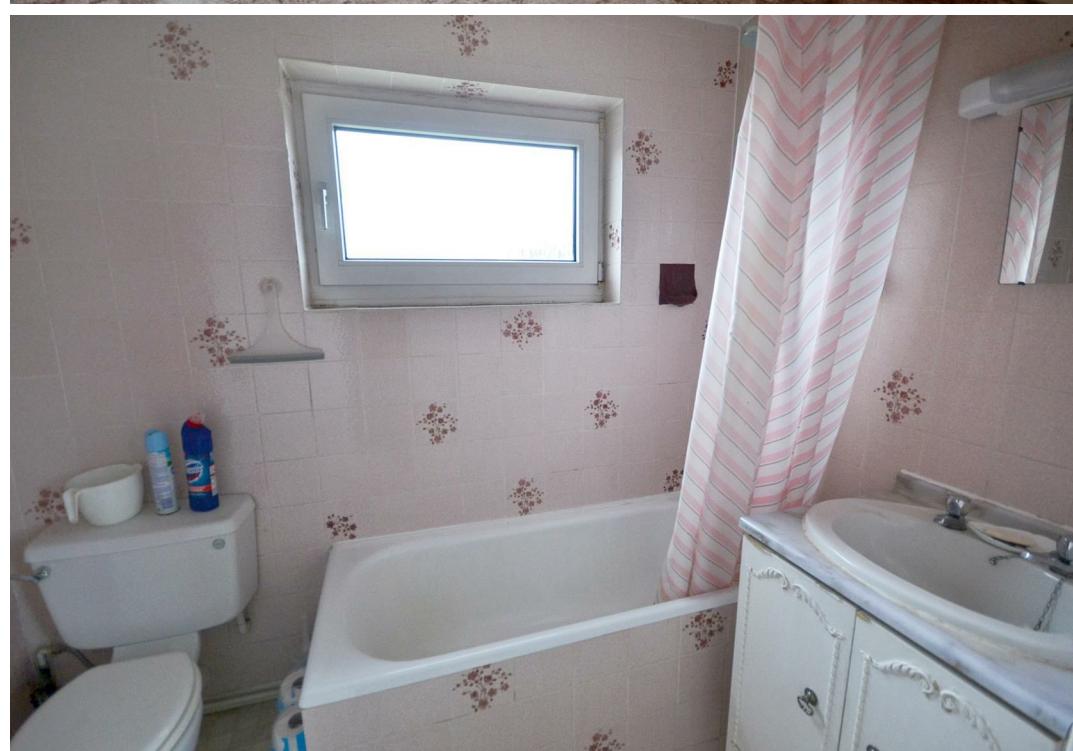
<https://reports.ofsted.gov.uk/>

Planning applications:-

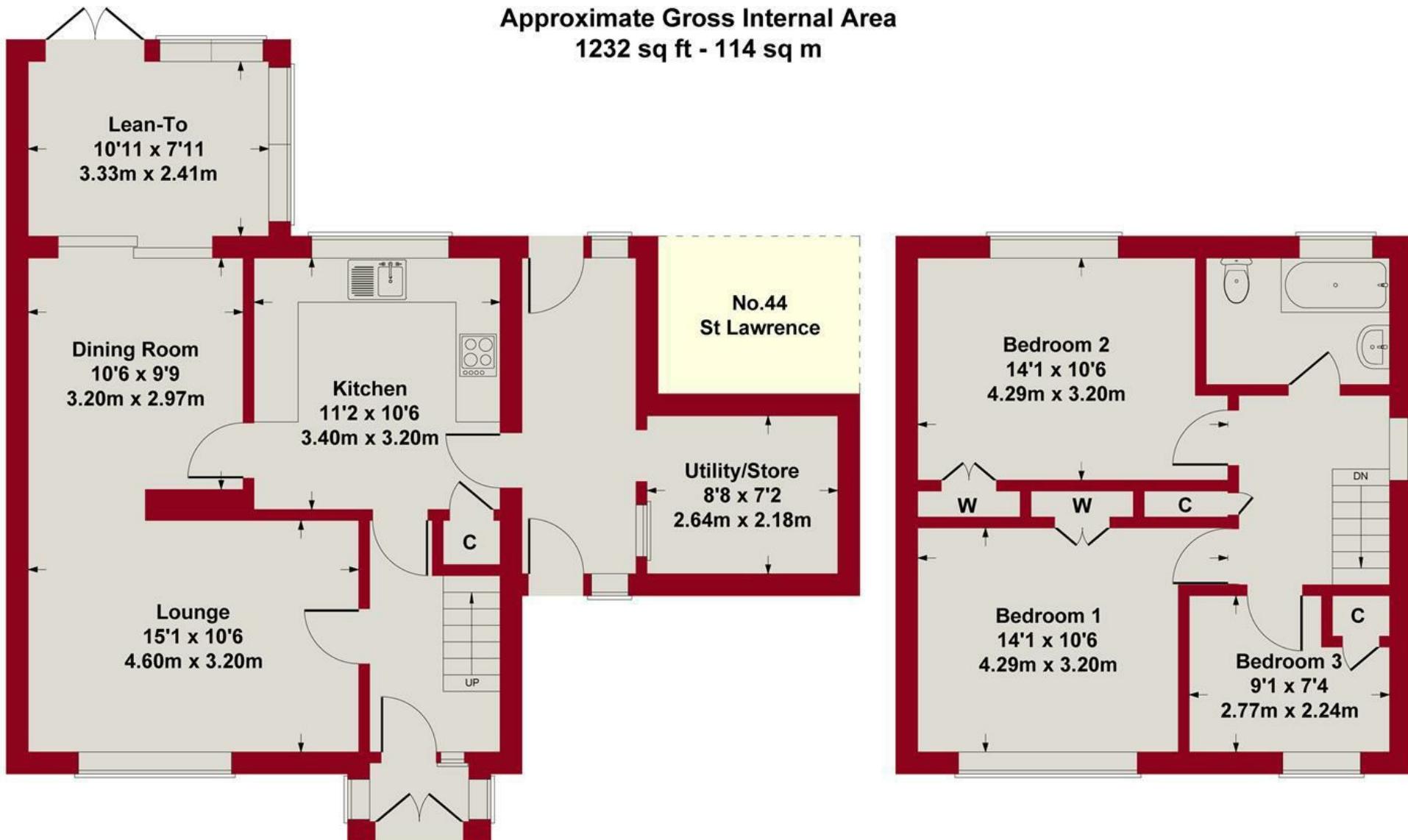
<https://www.gov.uk/search-register-planning-decisions>







Approximate Gross Internal Area  
1232 sq ft - 114 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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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