



**44 St. Lawrence Boulevard, Radcliffe On  
Trent, Nottingham, NG12 2DY**

**Offers In Region Of £300,000**

**Tel: 0115 9336666**

- A Spacious Semi Detached House
- Popular and Convenient Location
- Well-Proportioned Lounge
- Conservatory, Utility
- Driveway Parking & Garage
- No Chain
- Entrance Porch and Hallway
- Superb Dining Kitchen
- 3 Bedrooms & Modern Bathroom
- Viewing Recommended

Offered for sale with the benefit of no upward chain and situated in a popular, convenient location, this well-appointed semi-detached house provides generous and versatile living space throughout.

The property features a useful entrance porch leading into a welcoming entrance hall. To the front is a good-sized lounge, while across the rear sits a superb open-plan dining kitchen, perfect for family living and entertaining. From here, doors lead into a conservatory that enjoys pleasant views over the rear garden.

There is a useful utility room then to the first floor, there are three bedrooms along with a well-appointed family bathroom.

Externally, the home offers driveway parking, a good-sized enclosed rear garden, and a useful garage located in a nearby block.

#### **ACCOMMODATION**

A uPVC double glazed door leads into the entrance porch.

#### **ENTRANCE PORCH**

With uPVC double glazed windows and a uPVC double glazed door into the entrance hall.

#### **ENTRANCE HALL**

With laminate flooring, an anthracite central heating radiator, coved ceiling, stairs rising to the first floor, a door into the kitchen and a door into the lounge.

#### **LOUNGE**

With oak effect laminate flooring, two anthracite central heating radiators, a uPVC double glazed bow window to the front aspect and spotlights to the ceiling.

#### **DINING KITCHEN**

A large dining kitchen across the rear of the property with tiled flooring, spotlights to the ceiling, a door to the side lobby and a useful storage cupboard under the stairs housing the gas meter, electricity meter and the consumer unit. The kitchen is fitted with a contemporary range of high gloss effect base and wall cabinets with butchers block worktops and stainless steel splashbacks, a 1.5 bowl composite sink with sprayhose mixer tap and a range of integrated appliances including an integrated refrigerator, freezer and a built-in AEG oven with five zone electric hob and chimney extractor hood over. There is space and plumbing for a dishwasher plus a uPVC double glazed window overlooking the rear garden and double glazed sliding patio doors into the conservatory.

#### **CONSERVATORY**

Of uPVC construction with ceiling fan and French doors onto the garden.

#### **SIDE LOBBY**

A useful space with tiled flooring, uPVC double glazed doors to both the front and rear and a door into the utility room.

#### **UTILITY ROOM**

With space for appliances including plumbing for the washing machine and also housing the Worcester combination boiler.

#### **FIRST FLOOR LANDING**

Having a uPVC double window to the side aspect, access hatch to the roof space and a large built-in cupboard for storage.

#### **BEDROOM ONE**

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of built-in wardrobes.

#### **BEDROOM TWO**

A 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 with hanging rail and shelving.

#### **BATHROOM**

A three-piece bathroom fitted in white including a close coupled toilet, a pedestal wash basin with mixer tap and a panel sided bath with mixer tap and Triton electric shower over. Tiled flooring, fully tiled walls, a chrome towel radiator and a uPVC double glazed obscured window to the rear aspect.

#### **DRIVEWAY & GARAGING**

There is driveway parking to the front of the plot whilst a useful single garage is located in a nearby block accessed via Barrington Close.

#### **GARDENS**

There is a small lawned frontage with a pathway leading to the front door whilst the rear garden is enclosed with timber panelled fencing and includes a small lawned area, a timber decked seating area, planted borders and timber gated access at the very 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 C.

## VIEWINGS

By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION

The property is of timber framed construction.

Solar panels on the roof are owned by A Shade Greener

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>

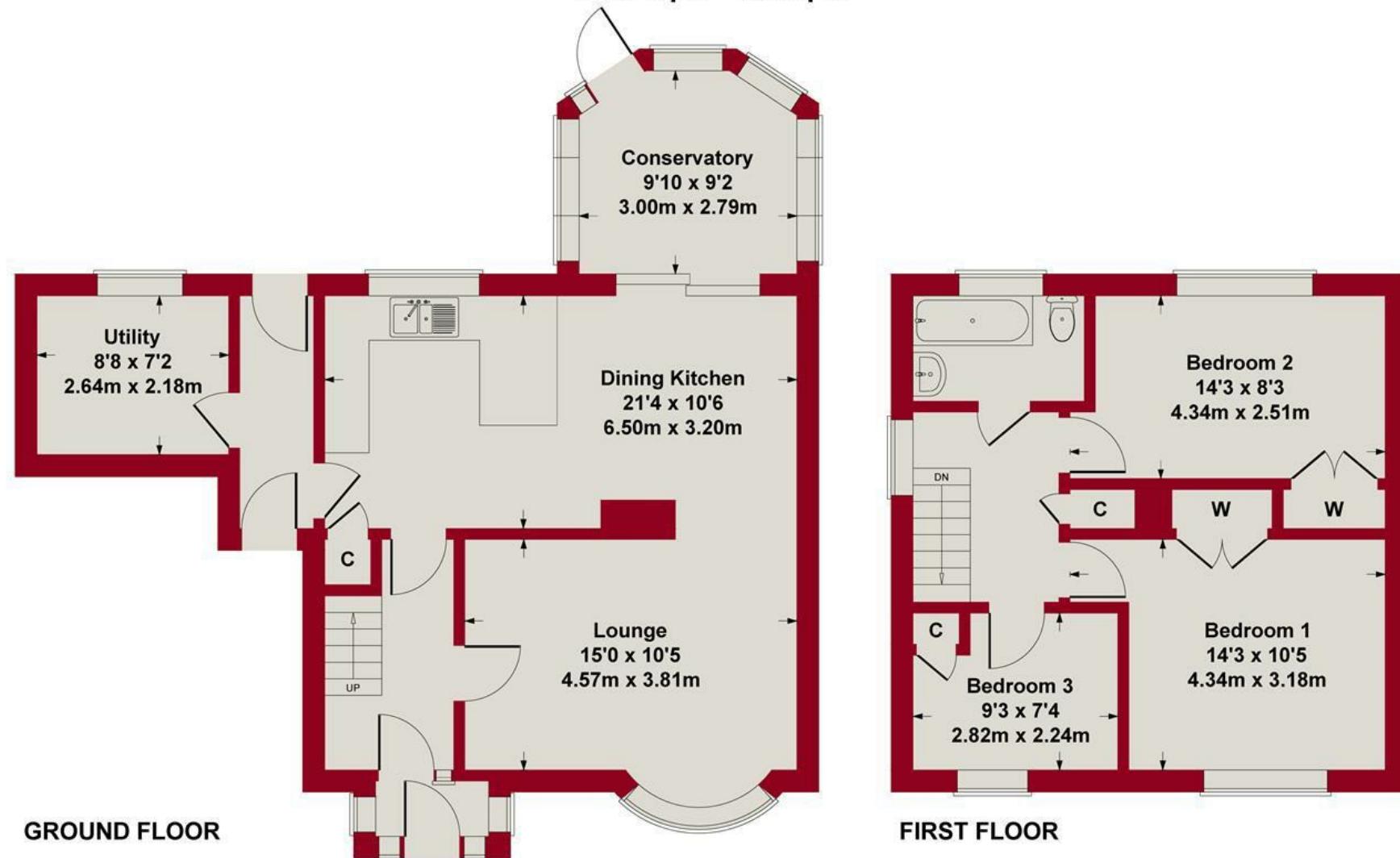








Approximate Gross Internal Area  
1133 sq ft - 105 sq m



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.

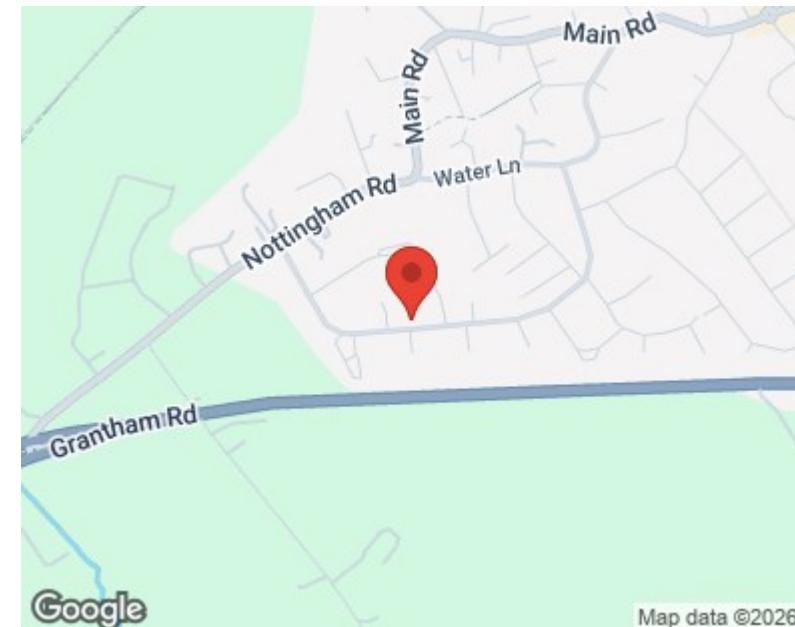
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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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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