



44 Bailey Lane, Radcliffe on Trent,  
Nottingham, NG12 2DA

£195,000

Tel: 0115 9336666

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



- Character Cottage
- Popular Location
- Attractive Shaker Units
- 2 Bedrooms
- Westerly Facing Courtyard Garden
- Superbly Appointed Throughout
- Open Plan Living Kitchen
- Useful Utility Cupboard
- Modern Bathroom
- Must View!

A unique opportunity to purchase this delightful character filled cottage, occupying a popular and convenient location within a short walk of the village centre.

Refurbished in 2017 to now provide superbly appointed accommodation, the cottage is ideal for first time buyers or those looking to downsize The accommodation includes a fantastic open plan living and kitchen space, the kitchen fitted with attractive shaker style units and a Belfast sink and the lounge area with feature exposed chimney breast and bespoke fitted storage. To the 1st floor are 2 bedrooms and a modern bathroom whilst outside is an attractive courtyard garden enjoying a westerly aspect and viewing comes highly recommended!

### ACCOMMODATION

A canopy porch with a solid hardwood cottage style door opens into the living kitchen.

### LIVING KITCHEN

This open plan living kitchen blends the old character features of an exposed brick chimney breast suitable for an electric fire and with power and tv points for a wall mounted television above the mantel piece and a contemporary fitted kitchen having a range of Shaker style cabinets and drawers with a Belfast sink and butchers block style worktops and splashback, built-in larder fridge, electric oven and gas hob with canopy extractor above. A wall cabinet houses the Worcester gas central heating combination boiler, a uPVC double glazed window overlooking the rear garden and latch door through to the rear hallway.

### REAR HALLWAY

With a turning staircase rising to the first floor and latch door to a utility cupboard.

### UTILITY CUPBOARD

A storage cupboard with plumbing and space for a washing machine, gas and electric meters plus fuse board and a small window to rear.

### FIRST FLOOR LANDING

A turning staircase rises to a first floor landing with latch doors to two bedrooms and the bathroom.

### BEDROOM ONE

A double bedroom with high vaulted ceiling, tv point and a uPVC double glazed window to rear.

### BEDROOM TWO

An 'L' shaped second bedroom with high vaulted veiling, tv point and a uPVC double glazed window to front

### BATHROOM

The bathroom is attractively tiled to the walls and floor, fitted with a contemporary three piece white suite with chrome fittings including a toilet with soft close seat, wash basin inset to a vanity unit with mirrored cabinet above and a panelled shower bath with mixer tap, curved glazed screen and a chrome thermostatic shower over. Extractor fan, skylight window and a chrome heated towel rail.

### OUTSIDE

The cottage fronts on to Bailey Lane and be accessed to the rear via a communal pathway with timber gate leading into the garden and its porch with main entrance door

### GARDEN

The cottage affords a small gravelled rear garden with a west facing aspect that is completely enclosed by timber panelled fencing.

### 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 A.

### VIEWINGS

By appointment with Richard Watkinson & Partners.











Approximate Gross Internal Area  
443 sq ft - 41 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. 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		92
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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