



11a Bailey Lane, Radcliffe on Trent,  
Nottingham, NG12 2DA

£370,000

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

- A Detached Chalet Style Home
- Versatile Living Accommodation
- Lounge with French Doors to Rear
- Ground Floor Shower Room
- Extensive Parking & Useful Garage
- Central Location, Close to Amenities
- Fantastic Open Plan Living/Dining/Kitchen
- Ground Floor Bedroom
- Two First-Floor Double Bedrooms
- No Chain

Occupying a highly convenient location only a short distance from the village centre, this detached chalet style home offers versatile living accommodation to suit a range of buyers.

The deceptively spacious accommodation is well-appointed throughout and includes a useful entrance porch leading into a fantastic open plan living/dining kitchen spanning the whole width of the property. The attractive shaker style kitchen features an island unit with breakfast bar seating and includes a comprehensive range of built-in appliances. A door leads to an inner hallway providing access to the lounge, ground floor bedroom and well-appointed shower room whilst to the 1st floor are 2 further double bedrooms.

The plot is a particular feature and includes an attractive block paved frontage providing parking for several cars and leading to the useful attached garage. The mature rear garden is accessed from both sides of the property, affords a good level of privacy and includes a shaped lawn, patio seating areas and established planting.

Viewing is highly recommended to appreciate the deceptive level of space and the highly convenient location on offer.

#### **ACCOMMODATION**

A uPVC double glazed entrance door leads into the entrance porch.

#### **ENTRANCE PORCH**

Of brick and uPVC construction with tiled flooring and a uPVC double glazed door leading into the dining kitchen.

#### **DINING KITCHEN**

A superb open plan dining kitchen across the front of the property with solid oak flooring throughout, two central heating radiators, coved ceiling and spotlights, two uPVC double glazed windows to the front aspect and a staircase leading to the first floor with useful understairs storage cupboard having light. The kitchen area is fitted with a range of Oak fronted Shaker style base and wall units with granite effect rolled edge worktops and an island unit incorporating breakfast bar seating for three. There is tiling for splashbacks, an inset 1.5 bowl stainless steel sink with mixer tap and a range of built-in appliances including a five burner gas hob by Zanussi with extractor hood over, a built-in double oven by Whirlpool, an integrated fridge freezer, an integrated dishwasher and an integrated washing machine. The Baxi combination boiler is concealed within one of the kitchen units.

#### **INNER HALLWAY**

With solid oak flooring, spotlights and coving to the ceiling, the central heating programmer and doors to rooms.

#### **LOUNGE**

A well proportioned reception room at the rear of the property with solid oak flooring, a central heating radiator, coved ceiling and uPVC double glazed French doors leading onto the garden at the rear.

#### **GROUND FLOOR BEDROOM**

A double bedroom with a central heating radiator, coved ceiling and a uPVC double glazed window to the rear elevation.

#### **GROUND FLOOR SHOWER ROOM**

Fitted with a contemporary style suite including a back-to-wall toilet and a half pedestal wash basin with mixer tap. There is a generous shower enclosure with glazed screening and mains fed rainfall shower plus tiling for splashbacks. Tiled flooring, spotlights to the ceiling, extractor fan, a chrome towel radiator and a uPVC double glazed obscured window to the side aspect.

#### **FIRST FLOOR LANDING**

With spotlights to the ceiling and doors to the two first floor bedrooms.

#### **BEDROOM ONE**

A double bedroom with spotlights to the ceiling, a central heating radiator, access to the eaves and a uPVC double glazed window to the front aspect.

#### **BEDROOM TWO**

A double bedroom with spotlights to the ceiling, a central heating radiator, access to the eaves and a uPVC double glazed window to the rear aspect plus an access hatch to the roof space.

#### **DRIVEWAY PARKING & GARAGE**

An attractive herringbone block paved driveway provides multi vehicle parking and leads to the attached garage with double doors to the front.

#### **GARDENS**

The property occupies a mature plot, the front including a shaped slate chip bed with mature planting to the boundaries. There is timber gated access at both sides of the property leading to the rear garden which affords a good level of privacy, has paved patio seating areas, a shaped lawn and established planting throughout.

#### **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:-

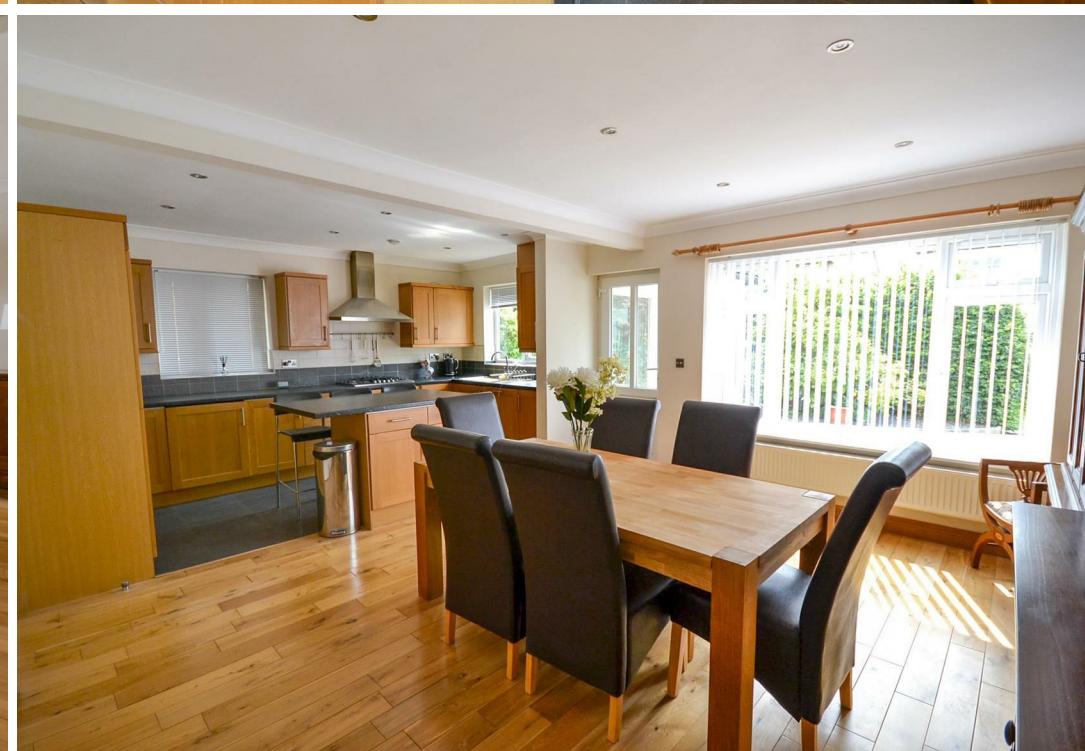
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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

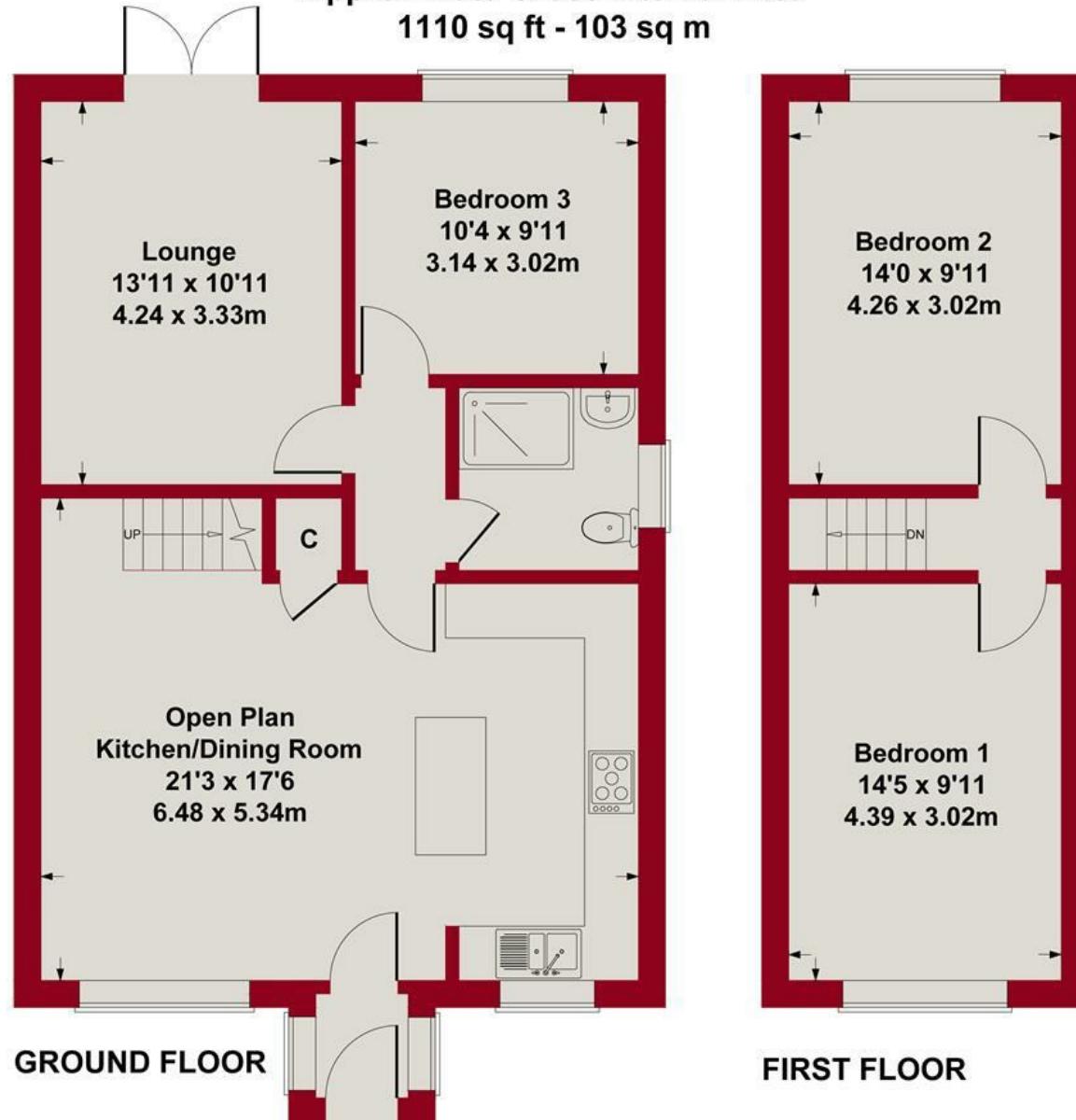








Approximate Gross Internal Area  
1110 sq ft - 103 sq m



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. 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)	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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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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