



**6 The Green, Radcliffe on Trent,
Nottingham, NG12 2LA**

Offers Over £750,000
Tel: 0115 9336666

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

This exceptional character cottage dates back in part to 1850 and has undergone a more recent redevelopment with single and two storey extensions sympathetically added in 2015, and a complete re-modelling of the fixtures & fittings.

The interior is finished to a very high standard with versatile accommodation including four double bedrooms, three bathrooms, and an impressive reception hall leading to the study, living room and superb 33ft living dining kitchen with adjacent utility/boot room and cloakroom wc. A substantial double length tandem garage and workshop has been added, with scope for conversion into a self contained studio annexe with its own external doors to the front and rear, plus the perfectly positioned ground floor shower room with sauna ready to go. Other features include fully double glazed windows and doors, Gas fired central heating, wood burner, alarm and CCTV, high quality flooring throughout including engineered oak, Karndean luxury vinyl and ceramic tiling.

Outside the property sits central to a beautiful landscaped plot with a sweeping and gated in & out driveway circling the front garden, providing ample turning space and parking leading up to the main entrance and garage. Tall double gates lead to the side garden with greenhouse and shed, continuing round to the lawned rear garden with large paved and timber decked terrace affording lovely open views across the neighbouring paddock land.

The cottage is perfectly positioned right in the heart of the village, just a short stroll from the centre with its shops, schools, amenities, access to the train station plus a regular and late night bus service at the end of the road. The Green is a sought after spot affording lovely walks down the lane to Holme Pierrepont and the River Trent at the National Water Sports Centre.

ACCOMMODATION

A traditionally styled UPVC and obscure glazed front door opens into the porch.



FRONT PORCH

9'7" x 3'9" (2.92m x 1.14m)

A gable-fronted porch with double glazed windows to the front and side, period tiled floor, and a solid oak panelled door leading into the reception hall.



RECEPTION HALL

14'6" x 13'9" (4.42m x 4.19m)

An impressive entrance hall sitting central to the ground floor and having an open staircase with balustrade rising up to the first floor. A feature period stone fireplace and hearth creates a further focal point. A tiled floor, coved ceiling and LED downlights, additional wall lights, window to the front, glazed internal doors lead to the dining kitchen, living room and study.



STUDY

11'7" x 11'1" (3.53m x 3.38m)

A large home office with a partly vaulted ceiling giving a lovely height to the room and a velux skylight plus further window to front. Karndean flooring phone and broadband connections.



LIVING ROOM

25'8" x 16'9" (7.82m x 5.11m)

This grand and spacious reception room affords a fantastic outlook over the rear garden and neighbouring paddock land beyond through two sets of sliding doors with full height glazed side panels. A further glazed door opens out to the paved terrace and decking. The room has a feature

wood-burning stove set into a brick built fireplace with flagstone hearth and exposed brick wall with lighting. Engineered oak flooring, coved ceiling, LED downlights, tv and cable connections, glazed oak double doors leading to the reception hall and a set of glazed oak bi-fold doors fold back and open into the dining kitchen.



DINING KITCHEN

33'9" x 13'7" (10.29m x 4.14m)

A fantastic feature to the house is the large open plan dining kitchen with a vaulted ceiling to the dining area having a porthole window, two Velux skylights, a further window and a set of sliding patio doors leading out to the rear garden. The dining area has ample room for a large table and chairs and engineered oak flooring.



DINING AREA



KITCHEN CONTINUED

The kitchen is superbly fitted with an extensive range of contemporary cabinets and drawers, finished in a light dove grey and complemented with solid oak butcher's block worktops extending into a breakfast bar. A range of integrated appliances include a full-size dishwasher, stainless steel sink inset to the worktops with a mixer tap, Neff eye level double oven and grill with combination microwave above, touch control induction hob with extractor above and stainless steel splashback, American style fridge-freezer plumbed in for filtered water and ice is also included in the sale. The kitchen has a tiled floor, coved ceiling and LED downlights, eye-level power and tv points for a wall-mounted television, window to front and a door leading through to the utility/boot room.



UTILITY / BOOT ROOM

11'3" x 9'1" (3.43m x 2.77m)

A spacious utility and boot room having two windows and an external UPVC door to the side. The room is fitted with a range of wall and base cabinets and drawers finished with wood effect worktops with a tiled surround and stainless steel sink. Appliance spaces and plumbing for white goods, tall cloaks cupboard, Karndean flooring, LED downlights, window to front, airing cupboard housing the pressured hot water cylinder, and door leading to the cloakroom WC.



CLOAKROOM W.C

7'10" x 4'10" (2.39m x 1.47m)

Branching off the utility, this cloakroom is fitted with a run of cupboards and timber effect top with contemporary basin. WC with soft close seat and concealed cistern. Mirrored wall cabinets, Karndeian flooring, LED downlights, window to rear and a Worcester boiler.



GROUND FLOOR SHOWER ROOM

7'10" x 7'4" plus shower (2.39m x 2.24m plus shower)

This ground floor shower room is fitted with a sauna and a three-piece suite including a WC with a soft closed seat, a wash hand basin and vanity unit, tiled shower with bi-fold glazed enclosure, and electric shower fitment. Karndeian flooring, coved ceiling and LED spotlights.



BEDROOM ONE

13'8"max x 11'3" (4.17mmax x 3.43m)

The principal main bedroom has a partly vaulted ceiling with two Velux skylights and a further window to front. The room is also fitted with a run of built-in sliding wardrobes. A door leads into the ensuite shower room.



REAR LOBBY

10'10" x 4' (3.30m x 1.22m)

This rear entrance lobby has a set of french doors opening out onto the paved terrace and decking. The space is heated with an electric oil filled radiator. It has a coved ceiling, Karndeian flooring and doors leading to the ground floor shower room, garage and workshop.



LANDING

Has an open staircase with a balustrade branching off in separate directions to the principal bedroom, plus a further landing with a window to the side leading to three further double bedrooms and the main family bathroom.



ENSUITE

5'10" x 5'8" (1.78m x 1.73m)

This ensuite shower room is attractively tiled to the walls and fitted with a three-piece white suite with chrome fittings including a wash hand basin and vanity unit, WC with soft closed seat and concealed system, a corner shower with a curved glazed enclosure and a chrome thermostatic shower fitment. Karndeian flooring, LED downlights, window to rear and a backlit mirror above the basin.



BEDROOM TWO

16'0" x 11'8" (4.88m x 3.56m)

A large double bedroom with a partly vaulted ceiling having two Velux skylights and a further window to rear affording a lovely elevated view across the rear garden and neighbouring paddocks.



BEDROOM THREE

14'0" x 9' (4.27m x 2.74m)

A third double bedroom with a window to rear affording lovely open views.



BEDROOM FOUR

12'8" plus recess x 10'7" (3.86m plus recess x 3.23m)

A fourth double bedroom having a window to the front and a Velux skylight. A recess ideal for a wardrobe or desk plus storage space over the staircase bulkhead.



FAMILY BATHROOM

9'8" x 6'7" (2.95m x 2.01m)

A beautifully appointed family bathroom with attractive marble patterned tiling to the floor and walls. A four piece contemporary suite includes a wall-mounted wash hand basin, WC with soft closed seat and concealed system, free-standing roll-top bath with chrome bath filler and mixer valve, separate corner shower with a curved glazed

enclosure, and chrome thermostatic shower fitment. Downlights, extractor fan, shaver point, window to side, chrome heated towel rail, backlit mirror above the basin and a feature recess with exposed brick and a tiled shelf with downlight.



OUTSIDE

The cottage occupies a fantastic position right in the heart of Radcliffe and just a short walk from the central shops, schools, amenities including the train station and regular late-night bus service at the end of the road. The Green is a lovely country lane accessed off the Main Road with a mixture of detached executive homes and character cottages. The lane continues all the way to Holme Pierrepont providing lovely countryside walks which continue to the River Trent and National Water Sports Centre.

GATED IN & OUT DRIVEWAY

The cottage sits central to a beautifully landscaped plot having extensive frontage with attractive gardens, sweeping gravelled in and out driveway with gates circling the front garden and providing ample car standing, turning space for several vehicles which in turn leads up to the main entrance and garage. A set of tall timber gates open to the side and rear gardens.



FRONT GARDEN



GARAGE & WORKSHOP

28'5" x 19'2" max (8.66m x 5.84m max)

A large double tandem length garage opens out to provide extra space as a workshop. The garage has been built to a high specification with insulation, fully plastered and painted walls ceiling and floor, ample power points and lighting. The garage is heated with an electric oil filled radiator. has a remote operated front door, secondary UPVC door and window for side access and internal door to the rear lobby.



GARAGE INTERIOR

The garage has been built in a way to provide potential to convert into further living accommodation or a separate self-contained annex with its own private access and adjacent to the rear lobby leading out to a paved terrace and the ground floor shower room with sauna.



REAR GARDEN

Gates from the right-hand side of the cottage lead to an area of garden positioned at the side with door into the boot room/utility, a paved pathway, shaped lawn with hardstanding for the greenhouse and timber shed having power and light.



GARDEN CONT.....

The lawn carries round to the rear garden with sliding patio doors to the dining kitchen and living room, affording lovely open views across the neighbouring paddock land. The rear garden continues through the gate and picket fence to an extensive paved terrace with timber decking providing the ideal seating and entertaining space affording the same open views.



REAR TERRACE



REAR VIEW



REAR ELEVATION



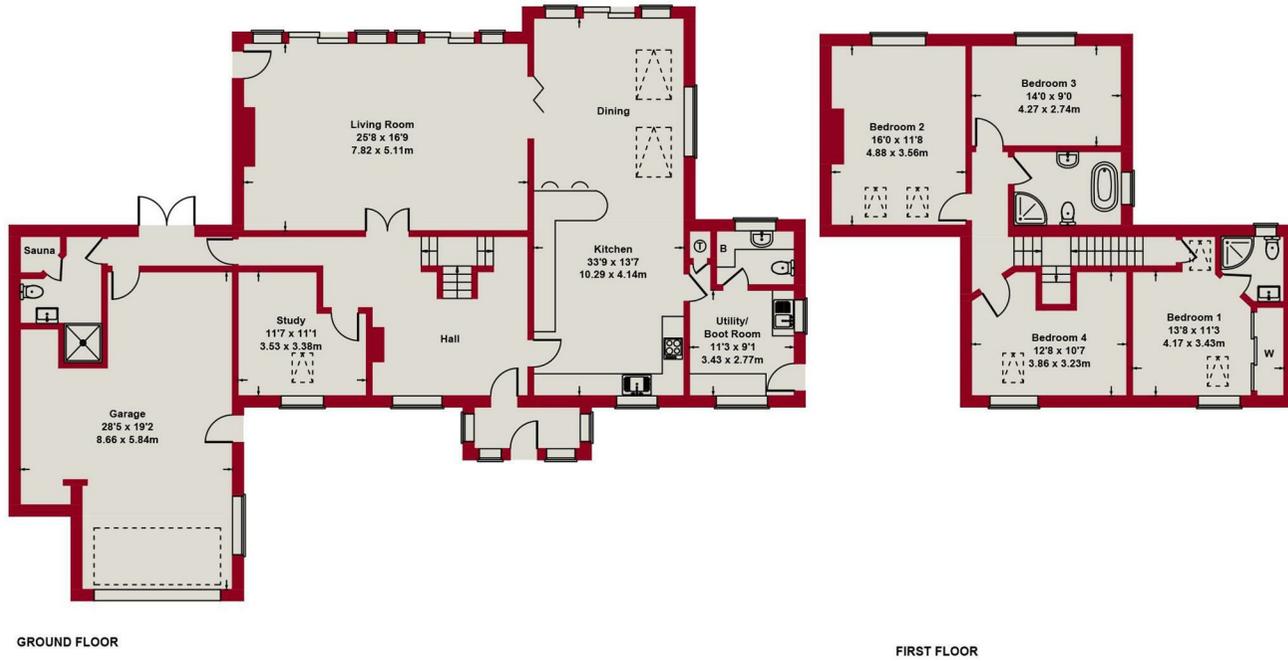
RADCLIFFE ON TRENT

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.

VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area
2887 sq ft - 268.23 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		
	74	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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