



11a Bailey Lane

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RADCLIFFE-ON-TRENT

# 11A BAILEY LANE

Radcliffe-On-Trent, Nottingham, NG12 2DA

This wonderful three-bedroom detached property benefits from versatile living accommodation with an open plan dining kitchen, sitting room, bedroom and bathroom located on the ground floor with two further bedrooms on the first floor. Situated within a short walk of the village centre and convenient bus stops, the property is well connected yet resides in an incredibly private spot within the village on a street with numerous individually styled properties.

The property was modernised in 2012 with major works including the creation of the open plan dining kitchen, new bathroom and replacement of windows where required. The generously proportioned driveway was block paved a year later. In preparation for coming to the market the property has been redecorated throughout.







The front door opens into a porch, before a secondary door opens into the open plan dining kitchen. Occupying the entire front of the property this delightful room showcases oak flooring with ample space for a large dining table and ancillary furniture. The stairs rise from the rear of this room with a useful understairs cupboard providing excellent storage.

The kitchen area is clearly zoned by a change in flooring from wood to tiles. Fitted with a range of wooden shaker base and wall cabinetry accented by black speckled laminate worktops and tile splash backs, the kitchen benefits from an abundance of both storage and preparatory space. This is in further afforded by the island that also provides breakfast bar seating for two stools. Integrated appliances include a single oven with microwave above, 5 ring gas hob with extractor fan over, fridge, freezer and dishwasher that is located next to the one and a half bowl stainless steel sink with draining board. A kitchen cabinet also houses the boiler.

To the rear of the dining kitchen is a internal hall that in turn provides access to the sitting room, bathroom and ground floor bedroom.

Located to the rear of the property, the sitting room also benefits from a wood floor that extends from the dining kitchen, through the internal hall and French patio doors that open onto the garden patio.





## and so to bed...

The ground floor bedroom has space for a double bed and ancillary bedroom furniture whilst also benefitting from a window over the rear garden.

Completing the ground floor accommodation is the fully tiled shower room, fitted with a walk-in shower with rainfall shower head, wash hand basin with mirrored vanity unit over, towel radiator and WC.

Stairs rise to the first-floor landing which provides access to two equally proportioned large bedrooms with plenty of space for king size beds, wardrobes and further bedroom furniture.





## gardens

To the front of the property is a generous block paved driveway providing off street parking for at least three vehicles. The drive provides access to the single garage, which also benefits from a rear personnel door providing easy garden access.

The rear garden is a wonderful oasis so close to the centre of Radcliffe, afforded excellent privacy due to the low-rise buildings around. The garden benefits from two patio seating areas, one to the direct rear of the property and the other to the end of the garden ensuring that the residents can make the most of the sun throughout the day. The remainder of the garden is predominantly laid to lawn with mature planting and shrubs carefully arranged throughout. Raspberry and Rhubarb plants in addition to the greenhouse may be of particular interest to those with a green thumb or that are culinary minded.

## local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants. The village enjoys good road access via the A52 to the A46 Fosse Way. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler. None of the services or appliances have been tested by the agent.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



# floorplan



## Approximate Gross Internal Area:

91.5 sq m / 985 sq ft

**Garage:** 14.1 sq m / 152 sq ft

**Total:** 105.6 sq m / 1137 sq ft

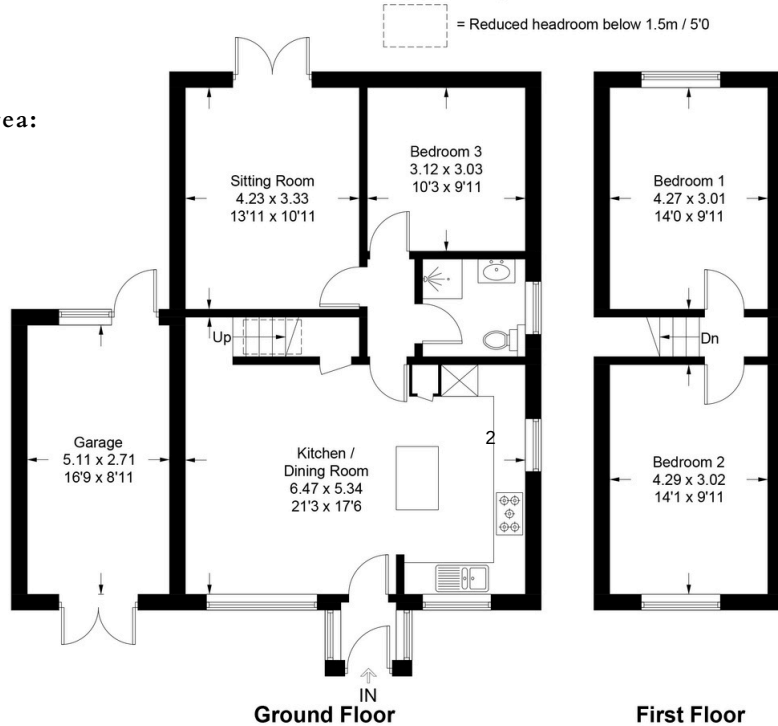
**Local Authority:** Rushcliffe  
Borough Council  
**Council Tax Band:** D

**Tenure:** Freehold

**Possession:** Vacant possession  
upon completion.

**EPC rating:** 69 | C

**EPC potential:** 85 | B



**Plans:** The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.