

Rosemary Cottage, 80 Main Road, Radcliffe on Trent, Nottingham, NG12 2BQ

Guide Price £205,000

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Character Filled Cottage
- No Upward Chain
- Fitted Breakfast Kitchen
- One Double Bedroom
- Lovely Cottage Style Gardens
- Single Storey Accommodation
- Lounge with Feature Fireplace
- Lovely Garden Room Extension
- Shower Room
- Viewing Highly Recommended

A rare opportunity to purchase one of just five characterful-filled cottages, set in a convenient central village location and offered for sale with no onward chain.

The well-appointed, single-storey accommodation includes an entrance porch leading into a generous lounge with lofty ceilings and a feature fireplace. To the rear is a fitted breakfast kitchen, which opens into an attractive garden room extension with French doors onto the rear garden.

There is also a double bedroom and a modern shower room. Outside, the cottage enjoys a delightful front garden with well-stocked beds and borders, together with a useful outhouse. To the rear is a courtyard-style seating area accessed directly from the garden room.

A charming cottage in a sought-after village setting - viewing is highly recommended.

ACCOMMODATION
A solid panelled entrance door opens into the entrance porch.

ENTRANCE PORCH
Features UPVC double glazed windows to the side and a part-glazed door leading into the lounge.

LOUNGE
The lounge is a well-proportioned reception room with high ceilings, a UPVC double glazed window to the front aspect, and a central heating radiator. A cupboard houses the electricity meter, gas meter, and consumer unit. The focal point of the room is a feature fireplace with a granite hearth and a cast-iron floor-standing log burner. A glazed door leads into the breakfast kitchen.

BREAKFAST KITCHEN
The breakfast kitchen is fitted with an attractive range of cream-fronted shaker-style base and wall units with work surfaces, travertine tiled splashbacks, and a stainless steel sink with mixer tap. There is space for appliances, including a gas cooker point and plumbing for a washing machine, while one of the cupboards provides space for a fridge freezer. The Baxi combination boiler is concealed within one of the cupboards. Additional features include tiled flooring throughout, a white column radiator, two high-level Velux skylights, and a UPVC double glazed window overlooking the rear aspect. Access leads into the garden room.

GARDEN ROOM
The garden room is a superb extension to the rear of the property, featuring tiled flooring, a white column radiator, two high-level Velux skylights, and UPVC double glazed French doors opening onto the rear patio.

BEDROOM
The bedroom is a good-sized double room with a central heating radiator and a UPVC double glazed window to the front aspect.

SHOWER ROOM
The shower room is fitted with a three-piece suite comprising a low-level WC, pedestal wash basin with hot and cold taps, and a quadrant-style shower enclosure with glazed screens and a mains-fed shower. There is tiling to the splashback areas, tiled flooring, a central heating radiator, extractor fan, and a high-level Velux skylight.

OUTSIDE
Outside, the gardens are a particular feature of the property. The front cottage-style garden is accessed via two separate gates and includes a small outbuilding for storage at the beginning of the garden. A winding pathway leads through well-stocked beds and borders to a paved patio seating area near the front door. The rear is mainly paved, providing a private courtyard-style seating area with a good degree of privacy.

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 B.

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









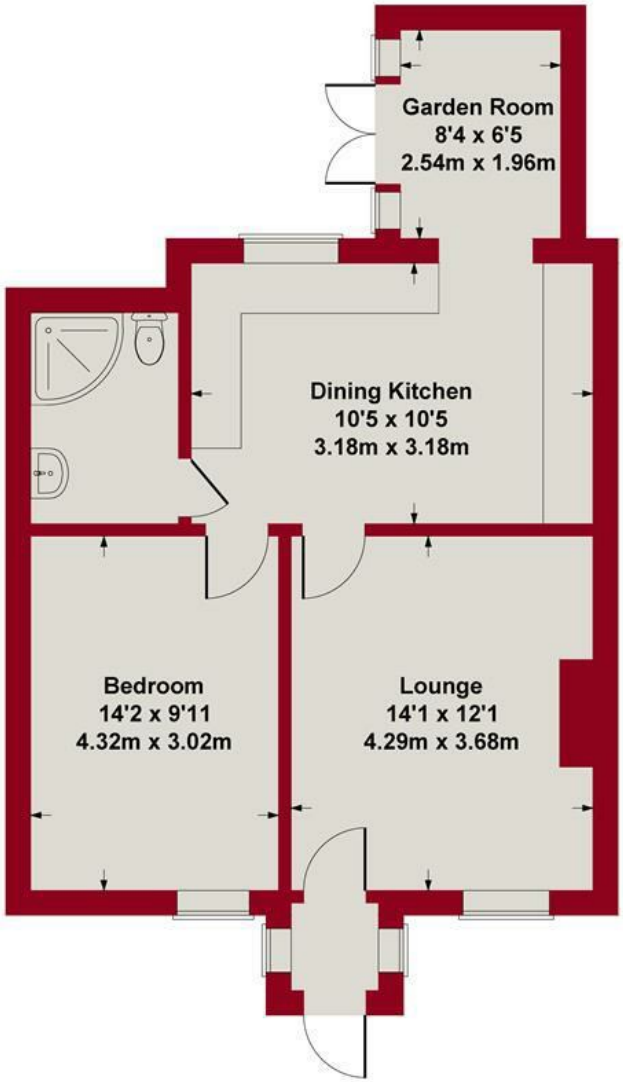








Approximate Gross Internal Area
626 sq ft - 58 sq m

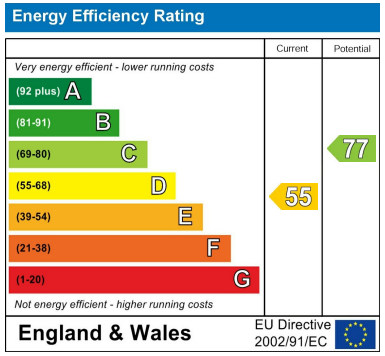


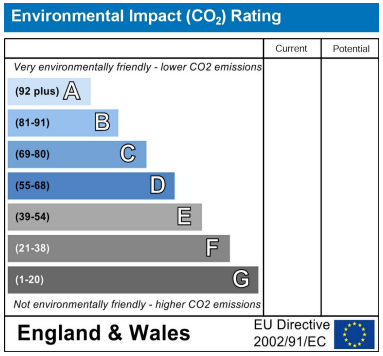
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