



20 St. Lawrence Boulevard,
Radcliffe-On-Trent, NG12 2DY

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This well presented semi detached property provides contemporary styled accommodation arranged over two floors including; an entrance hallway, a dining kitchen, and a living room with a feature log burner on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the fitted bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has a privately enclosed garden to the rear, and a driveway providing off road parking to the front. The original garage has been converted to a versatile family room.

Situated in the sought after south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent facilities including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, the high speed rail link to London, and excellent transport links to Nottingham, Grantham and Leicester.

Viewing is highly recommended.

Guide Price £280,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and doors into the kitchen, and the living room.

The kitchen has a range of matching wall, drawer and base units in white, wood effect square edge work surfaces, a stainless steel sink and drainer unit, space and plumbing for both a washing machine and a dishwasher, and spaces for a tumble dryer, and an under counter fridge, plus an integrated electric oven, and a four ring gas hob with an extractor hood over. The wall mounted Baxi combination boiler is housed here, there is an under stairs storage cupboard, a breakfast bar area plus space for a dining table and chairs, windows to the rear, glass panelled double doors into the living room, a door to the side, and patio sliding doors opening to the garden.

The bright living room has a window to the front, and a feature log burner set on a hearth.

On reaching the first floor, the landing has a window to the side, a storage cupboard, a loft access hatch with a pull down ladder (giving access to the fully insulated and boarded loft space above), doors into all three bedrooms, and the family bathroom.

The family bathroom has a three piece suite in white comprising: a bath with an electric shower over, a wash hand basin with vanity drawers beneath, and a wc. There is a heated towel rail here.

The main bedroom overlooks the front, and has fitted wardrobes.

The second double bedroom overlooks the rear, and also has a built in wardrobe.

The final bedroom is single in size, overlooks the front, and has a shelved storage cupboard.

OUTSIDE

The driveway at the front of the property provides off road parking for up to two vehicles. There is a lawned garden adjacent, a pathway to the canopied entrance door, and gated access to the side and rear.

The rear garden includes a patio seating area, a lawned area, and an established apple tree. Timber fence enclosed, the garden has an external tap, an external light, and houses a brick outstore (with a UPVC door).

The converted garage, now providing a useful family room, has a UPVC door, a window overlooking the garden, a feature electric fire, power connected, laminate flooring, and a dedicated fuse board.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,276.90.

Referral Arrangement Note

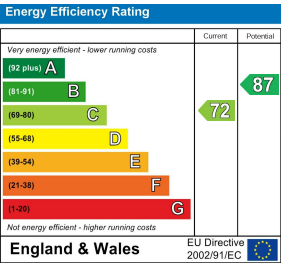
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Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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