



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

TJ
THOMAS
JAMES

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Thomas James are delighted to bring to market this well presented semi detached family home. Situated in the sought after village of Radcliffe-On-Trent, the property is within easy walking distance of excellent amenities located in the centre of the village.

The spacious accommodation is arranged over two floors and includes an entrance hall, inner hall/study, large living room, separate dining room with open access through to the fitted kitchen, utility room, and a fifth bedroom, with an en-suite wet room and conservatory to the ground floor, with the first floor landing giving access to four good sized bedrooms and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property boasts private gardens to the front and rear, a driveway to the side, plus a single garage via the rear.

An ideal family home. Viewing is highly recommended.

£285,000



Directions

St. Lawrence Boulevard can be located from Nottingham Road, Radcliffe-On-Trent.

GROUND FLOOR ACCOMMODATION

Canopied Composite Entrance Door

With porch light, leading into the:-

Entrance Hall

Stairs rising to the first floor, ceiling light point, radiator, doors leading to living room and utility room and open access through to the:-

Inner Hall / Study

Ceiling light point, and doors leading to bedroom five and the dining room.

Utility Area

Wall mounted Potterton boiler, space and plumbing for a washing machine, space for a tumble dryer, (both of which are included in the sale of the property), wall mounted consumer unit, ceiling light point, vinyl floor covering, and an opaque UPVC double glazed window to the side elevation.

Living Room

A large UPVC double glazed window to the front elevation providing a lot of natural light, built-in display cabinets with glass fronted units, bookshelves and space for a television, wall lights, ceiling light point, laminate flooring, radiator, and glass panelled double sliding doors opening to the:-

Dining Room

Continuation of the laminate flooring, ceiling light point, radiator, and open access through to the:-

Kitchen

Fitted with a range of matching wall, drawer and base units with under-unit lighting, complementary tiled splash backs and square edge work surfaces over, one and a half bowl composite sink and drainer unit with mixer tap, built-in fan assisted electric oven, built-in induction hob with extractor fan over, and a slim-line dishwasher and fridge/freezer (both included in sale). Vinyl floor covering, ceiling light point, UPVC double glazed window to the rear elevation, and a UPVC glass panelled door opening to the:-

Rear Porch

With an exterior porch light, UPVC double glazed window to the side elevation, light, vinyl floor covering, and a UPVC stable style door leading out to the rear garden.

Bedroom Five

UPVC double glazed window to the rear elevation (overlooking the conservatory), two ceiling light points, radiator, a glass panelled UPVC door opening to the conservatory, and a door giving access to the:-

En-Suite Wet Room

Fitted with an electric shower, wash hand basin with waterfall tap set in a vanity unit, and a low level flush w/c. Tiled splash backs, heated towel rail, tiled flooring, wall mounted electric heater, ceiling light point, and an opaque UPVC double glazed window to the side elevation.

Conservatory

Of UPVC and brick construction, with two UPVC double glazed windows to the side elevation, vinyl floor covering, ceiling light point, and UPVC double glazed sliding patio doors opening to the rear garden.





FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, airing cupboard housing the hot water cylinder, and doors leading to four bedrooms and the family bathroom.

Master Bedroom

UPVC double glazed window to the front elevation, built-in wardrobes, ceiling light point, radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, built-in wardrobes, ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the front elevation, over-stairs wardrobe, ceiling light point, radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, built-in wardrobes, ceiling light point, radiator.

Family Bathroom

Fitted with a three piece suite in white comprising a low level flush w/c, pedestal wash hand basin, and a fully tiled panelled bath with electric shower over. Chrome heated towel rail, ceiling light point, half height tiling to walls, vinyl floor covering, and an opaque UPVC double glazed window to the rear elevation.

OUTSIDE FRONT

To the front of the property there is an attractive pebbled front garden with established shrub borders, a tree, and a pathway which leads to the FRONT ENTRANCE DOOR.



OUTSIDE SIDE AND REAR

To the side, the block paved driveway provides off road parking for up to two vehicles, with an exterior tap and lighting, plus timber gated access to the rear garden.

The rear garden is timber fence enclosed and includes a patio area adjacent to the property with an artificial lawn beyond. There are shrub beds and rockery areas, plus an outside light, and a pedestrian door accessing the SINGLE GARAGE.

Single Garage

(To the rear of the property, with vehicular access via BAILEY LANE).

Currently used as a games room, with vehicular access blocked (can be reverted back to an up and over door by new owners, if so wished). Power connected, light, pedestrian door leading to the garden.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



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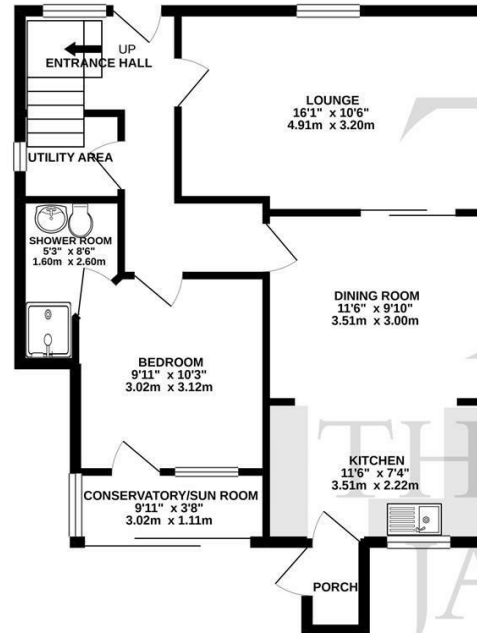
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

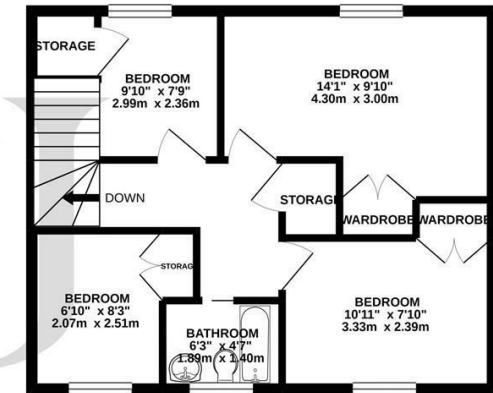
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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	

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

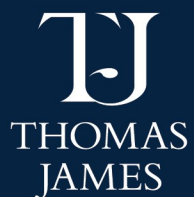


1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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