



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
	76		67
	60		48
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

Directions

Follow the A52 ring road heading East from Nottingham. Exit the A52 onto Nottingham Road signposted Radcliffe and take a left hand turn into Lamcote Gardens. The property can be located at the head of the Cul-De-Sac clearly identified by the Hannells for sale board.

Viewings Strictly By Appointment Only



View this property

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

www.hannells.co.uk
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 Registered number: 4865503

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

14 Lamcote Gardens, Radcliffe-On-Trent, NG12 2BS | **Freehold £450,000**

This beautiful, spacious and extended five bedroom detached home offers a stunning high quality kitchen opening out into a living/dining area that simply must be viewed. Along with a spacious lounge, family bathroom, separate shower room, garage, driveway and gardens, it is an ideal family home in a sought after village location.

- FIVE BEDROOM DETACHED HOME
- STUNNING QUALITY KITCHEN
- LOUNGE, DINER AND FAMILY ROOM
- BATHROOM AND ADDITIONAL SHOWER ROOM
- GARDENS, DRIVEWAY AND GARAGE



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 Derby Telegraph Business Awards Finalists 2014



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Our View

Hannells are delighted to offer for sale this beautifully presented, spacious and extended five bedroom detached home located in the sought after area of Radcliffe, on the outskirts of Nottingham. The property benefits from uPVC double glazing and gas central heating and the accommodation in brief comprises: Entrance porch opening out into a spacious reception hallway, cloakroom with W.C, spacious lounge, beautiful fully fitted kitchen with Silestone work surfaces and under floor heating which opens out to a family area and dining space, utility room, five good sized bedrooms, well appointed family bathroom and a separate additional well fitted shower room. To the front of the property is a generous lawned fore garden alongside an ample driveway providing off road parking and giving access to an integral garage. To the rear of the property is an enclosed rear garden with lawn, raised patio seating area and mixed flower and shrubbery beds. Lamcote Gardens is a quiet Cul-De-Sac ideally located to give access to Nottingham and Grantham and the A52 and M1 road networks. An internal inspection is highly recommended. Radcliffe on Trent is a popular village located some six miles from Nottingham and offers a wealth of local shops, pubs, restaurants and schools. Offering excellent road links via the A52, A46 and A1 to Newark and Grantham where there is a train link to London taking approximately 70 minutes.



Entrance Porch:

Having a door to the front elevation, uPVC double glazed window to the side elevation, tiled flooring and opening out to the reception hallway.

Reception Hall:

Having a radiator, stairs off to the first floor, under stairs store and a feature picture rail.

Cloakroom:

Having a uPVC double glazed and obscured window to the front elevation, pedestal hand wash basin, low level W.C, tiled splash backs and tiled flooring.

Lounge: 14' 8" x 11' 10" (4.47m x 3.60m)

Having a uPVC double glazed window to the front elevation, feature stone fire surround, radiator, television point, telephone point and coving to the ceiling.

Kitchen Area: 15' 6" x 8' 8" (4.72m x 2.64m) Min

Opening out to a seating area and through to a dining area and having a uPVC double glazed window to the rear and side elevation, door to the side elevation, a range of high quality fitted units including wall, base and drawer units, pan drawers and pull out pantry store, custom made Silestone mineral work surfaces with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap and insinkerator instant boiling water tap, integrated electric oven and microwave, inset five ring gas hob with designer extractor over, integrated dishwasher, integrated fridge and freezer, integrated duel temperature wine chiller and tiled flooring with under floor heating.

Family/Seating Area: 14' 0" x 8' 11" (4.26m x 2.72m) Max

Open to the Kitchen and Dining Area and having a uPVC double glazed window to the rear elevation, radiator and built in store cupboard.

Dining Area: 14' 10" x 7' 11" (4.52m x 2.41m)

Having uPVC double glazed French doors to the rear elevation and a radiator.

Utility Room: 8' 9" x 5' 2" (2.66m x 1.57m)

Having a door to the integral garage, wall units, roll edge laminate work tops, space and plumbing for washing machine, space for dryer and tiled flooring.

First Floor Landing:

Split landing having access to the loft space.

Bedroom One: 14' 1" x 11' 10" (4.29m x 3.60m)

Having a uPVC double glazed window to the rear elevation, radiator and range of fitted bedroom furniture including wardrobes, bedside cabinets, dressing table and drawers.

Bedroom Two: 14' 1" x 12' 0" (4.29m x 3.65m)

Having a uPVC double glazed window to the rear elevation, a range of fitted bedroom furniture including wardrobes, dressing table, drawers and double cabin style bed, radiator and television point.

Bedroom Three: 13' 2" x 8' 8" (4.01m x 2.64m)

Having a uPVC double glazed window to the rear elevation, radiator and television point.

Bedroom Four: 9' 8" x 8' 9" (2.94m x 2.66m)

Having a uPVC double glazed window to the front elevation and a radiator.

Bedroom Five: 9' 0" x 8' 8" (2.74m x 2.64m)

Having a uPVC double glazed window to the front elevation, radiator and television point.

Bathroom:

Having a uPVC double glazed and obscured window to the front elevation, pedestal hand wash basin, low level W.C, panel sided bath with mixer tap and shower head attachment, fully tiled shower cubicle with direct shower over, half height tiled walls, tiled flooring and a chrome heated towel rail.

Shower Room:

Having a uPVC double glazed and obscured window to the side elevation, pedestal hand wash basin, low level W.C, fully tiled shower cubicle with direct shower, extractor, chrome heated towel rail and tiled flooring.

Outside:

To the front of the property is a generous lawned fore garden alongside an ample driveway providing off road parking and giving access to an integral garage. To the rear of the property is an enclosed rear garden with lawn, raised patio seating area and mixed flower and shrubbery beds.

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