

12 St. Lawrence Boulevard, Radcliffe on Trent, Nottingham, NG12 2DY

Guide Price £310,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Stylish Semi-Detached Home
- Two-Storey Side Extension
- Lounge With Fireplace
- Three Good Bedrooms
- Driveway Parking & Landscaped Garden
- Sought-After Village Location
- Impressive Dining Kitchen
- Utility / Boot Room & WC
- Modern Five-Piece Family Bathroom
- Useful Garden Cabin

A great opportunity to purchase a stylishly appointed semi-detached home, situated in a popular and convenient location within easy reach of the village centre.

The property has been extensively altered and updated by the current owners to provide contemporary-style living, including the addition of a two-storey side extension. The accommodation is well presented throughout and begins with a useful porch and welcoming hallway. To the rear is a superb dining kitchen spanning the width of the property, fitted with an attractive range of two-tone shaker-style units, complemented by quality worktops and a range of integrated appliances.

To the front of the property is a comfortable lounge with feature fireplace, while to the side is a practical utility/boot room, also providing a useful ground floor WC.

The first floor offers three well-proportioned bedrooms and a generous family bathroom, which is beautifully appointed and includes twin wash basins, a bath, and a separate shower enclosure.

Externally, the front of the property provides driveway parking, while to the rear is an attractive, enclosed garden, further enhanced by a useful garden cabin offering a range of potential uses such as home working, hobbies, or storage.

Viewing is highly recommended to fully appreciate the quality and space on offer.

ACCOMMODATION
A uPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH
A useful space for coat and shoe storage with a uPVC double glazed door leading into the entrance hall.

ENTRANCE HALL
With stairs rising to the first floor, a central heating radiator and a glazed door into the dining kitchen.

DINING KITCHEN
A superb dining kitchen extending across the rear of the property, featuring laminate flooring, a contemporary anthracite-style central heating radiator, a uPVC double-glazed window, and French doors opening onto the rear garden. Additional benefits include a useful understairs storage cupboard.

The kitchen is fitted with a range of stylish two-tone Shaker-style base and wall units, complemented by marble work surfaces, matching window sill, and tiled splashbacks. There is an undermounted 1½-bowl stainless steel sink with mixer tap and spray hose.

Integrated appliances include a five-burner gas hob with chimney-style extractor hood above, a Neff oven with microwave oven alongside and warming drawer below, and an integrated Neff dishwasher. Further practical features include an in-cupboard recycling unit and pull-out swivel shelving.

UTILITY ROOM/BOOT ROOM
A useful space at the side of the property with a uPVC double glazed door to both the front and rear elevations. There is a uPVC double glazed window to the front plus a central heating radiator and a fitted corner worktop with space beneath for appliances including plumbing for a washing machine.

GROUND FLOOR W/C
A white two piece cloakroom suite includes a close coupled toilet and a vanity wash basin with mixer tap.

LOUNGE
A well proportioned reception room at the front of the property with a central heating radiator, a uPVC double glazed bow window to the front and a fireplace with marble surround housing a coal effect gas fire.

FIRST FLOOR LANDING
With an access hatch to the roof space, a uPVC double glazed window to the side elevation and an airing cupboard housing the central heating boiler and with slatted shelving for storage.

BEDROOM ONE
A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM TWO
A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe.

BEDROOM THREE
With a central heating radiator, a built-in wardrobe with hanging rail and shelving and a uPVC double glazed window to the front aspect.

BATHROOM
Enlarged by an extension to the rear to now provide a spacious five piece bathroom fitted

with a modern suite including a back-to-wall toilet and a double basin vanity unit with mixer tap and cupboards below. There is a large shower enclosure with fixed glazed screens and low profile tray plus mains fed rainfall shower with a spray hose. There is a dual ended bath with a central waterfall mixer tap plus tiling to wet areas, two matt black towel radiators and two uPVC double glazed obscured windows to the rear aspect.

DRIVEWAY PARKING
Driveway parking sits to the front of the property.

GARDENS
The property occupies a mature plot with a small lawn to the front, whilst the rear is enclosed with timber panelled fencing, has a shaped lawned area as well as an artificial turfed area plus paved patio seating and a raised timber decked area. There are established planted borders and the garden also benefits from a timber built garden cabin with uPVC sliding patio doors, power and lighting. To the rear of the garden is a courtesy gate leading to Bailey Close at the rear.

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 C.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
The property is of timber framed construction.

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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


ISAAC THOMAS GAUNT
BORN 2.53PM
34 Covert Crescent






Warburtons

















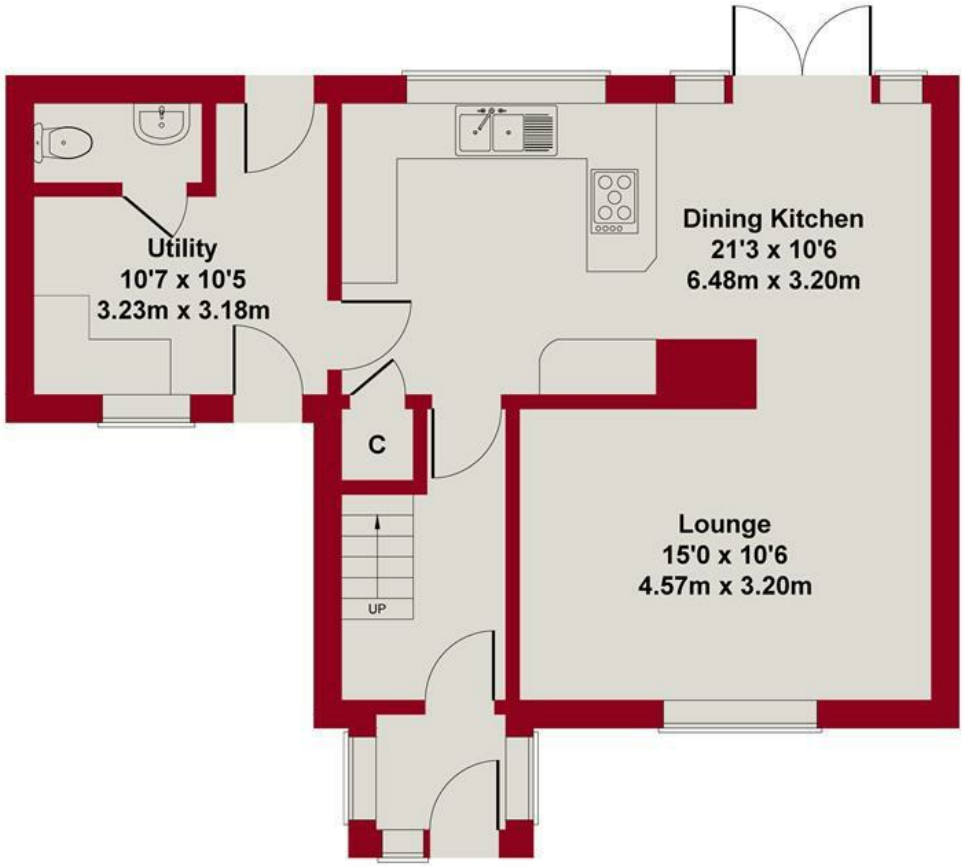




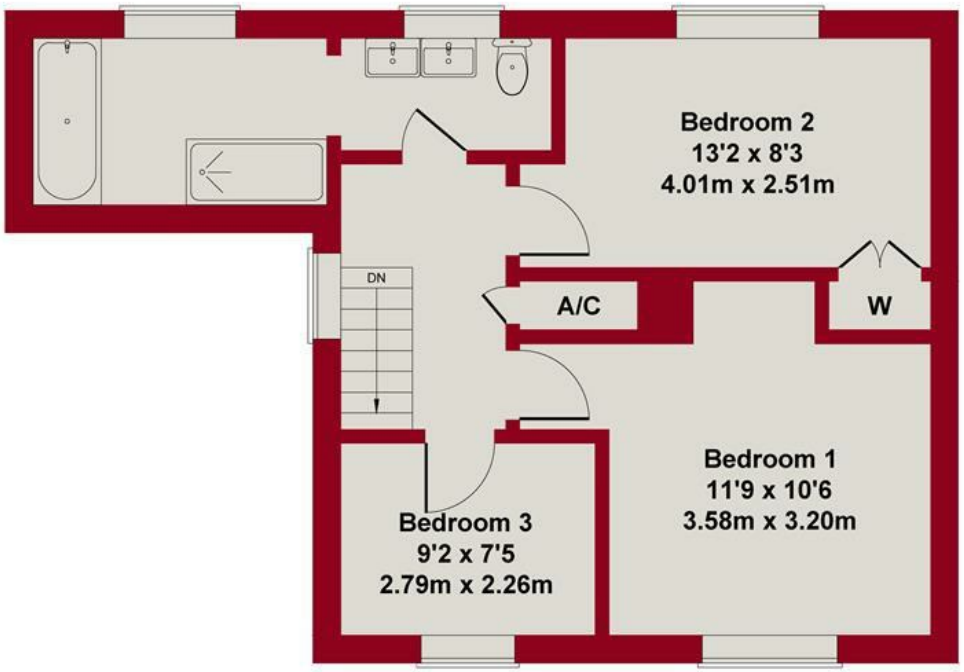




Approximate Gross Internal Area
1351 sq ft - 126 sq m



GROUND FLOOR

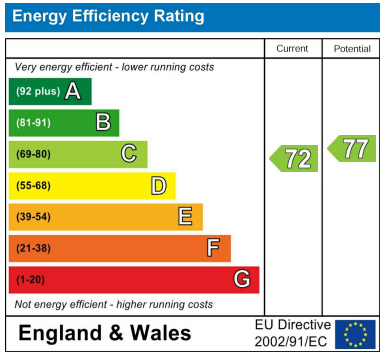


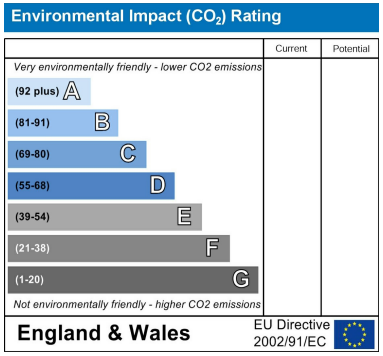
FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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RICS

The Property Ombudsman

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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

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