

2 Maquin Close

---

RADCLIFFE-ON-TRENT

# 2 MAQUIN CLOSE

Radcliffe on Trent, Nottinghamshire, NG12 1EZ

This beautifully presented two-bedroom terraced home forms part of Princes Place, a desirable modern development built in 2022 by William Davis Homes. The property offers a wonderful opportunity to acquire a stylish and contemporary home in a sought-after location. With three off-street parking spaces, a professionally landscaped rear garden, and well-appointed interiors, the house combines modern practicality with elegant design.

The property is also available to be purchased on a 60% sharehold basis. If this is of interest to you, please contact the agent for further details.







The front door opens into a welcoming entrance hall, with stairs rising to the first floor and convenient hooks for coats and storage. To the right, a door leads into the sitting room.

The sitting room is a well-proportioned reception space with a window to the front aspect, allowing in natural light. An electric fire provides a central focal point to the room, creating a warm and inviting atmosphere. A door leads through to the dining kitchen.





The kitchen is fitted with sleek matt white cabinetry, complemented by a one-and-a-half bowl stainless steel sink with drainer set beneath the window overlooking the rear garden. A slimline dishwasher is neatly positioned alongside, while additional integrated appliances include a Hotpoint single oven, four-ring gas hob, fridge and freezer. There is also space and plumbing for a combination washing machine and tumble dryer. The layout offers excellent storage, with one corner cupboard housing the combination boiler. The dining area comfortably accommodates a four-seater table, and French doors open directly onto the rear patio, making this an ideal space for entertaining or relaxed al fresco dining.

Off the kitchen, a downstairs cloakroom provides further convenience, fitted with a wash hand basin and WC.





## and so to bed...

Stairs rise to the first-floor landing, which gives access to two double bedrooms and the family bathroom.

The primary bedroom is situated at the rear of the property, enjoying pleasant views over the garden. This well-sized room has space for a large freestanding wardrobe alongside a double bed and other furnishings. The second bedroom, located to the front, is another generously proportioned double and benefits from a fitted cupboard with a hanging rail, offering built-in storage.

The shared bathroom is finished to a high standard, fitted with a panelled bath with shower over and glass screen, complemented by tasteful tiling. A wash hand basin with mirrored vanity unit above and a WC complete the room.







## gardens

To the front of the property, a block-paved parking space sits directly before the house, while two additional parking spaces are situated to the rear and accessed via a gate from the garden.

The rear garden has been thoughtfully and professionally landscaped, providing a delightful private outdoor space. A patio lies immediately behind the house, perfect for morning coffee or evening dining, while a second seating terrace is set at the far end of the garden, connected by a slabbed pathway running through the lawn. A long flower bed extends the length of the garden, adding colour and interest throughout the seasons, and fencing encloses the space to create a secure and tranquil retreat.



## local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.



## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## services

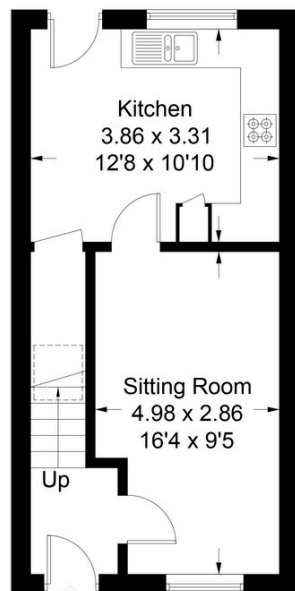
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.



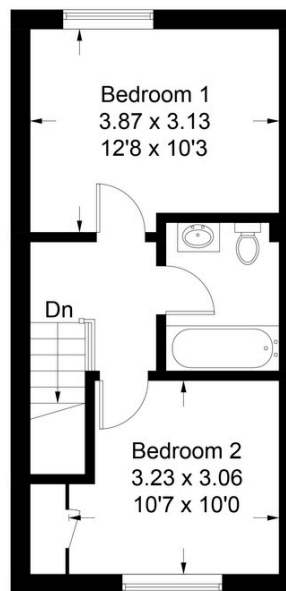


## finer details

Approximate Gross Internal Area:  
65.3 sq m / 703 sq ft



**Ground Floor**



**First Floor**

**EPC rating:** 84 | B  
**EPC potential:** 97 | A

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** B

**Possession:** Vacant possession upon completion.

**Tenure:** Freehold. Service charge of £32.96 pcm to contribute towards the maintenance of the estate.

**Plans:** The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.