



16 Lorne Grove
RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottinghamshire, NG12 2FX

This wonderful five-bedroom home offers extensive accommodation arranged of three floors and a basement, with a beautiful, fully stocked garden and period features such sash windows and high ceilings throughout. The property is located only a moments' walk from Radcliffe-on-Trent's Main Street where there are a plethora of coffee shops, public houses, convenience stores and local businesses.





welcome home

An arched portico offers shelter over the front door, which opens into the central hallway that acts as a hub to the home, with stairs rising to the first floor.

To the front of the property is a lovely sitting room, benefiting from a bay window looking over the front garden, with the large hedge to the front providing privacy from passers-by. A gas fireplace with wooden surround acts as a wonderful focal point to the room.

To the rear of the sitting room is a large dining room that could alternatively be used as a secondary sitting room, featuring a second gas fireplace with slate surround and bay window to the rear.





At the rear of the property is a dining kitchen, divided by a wall. The dining section of the room houses the gas boiler, and stairs descend beneath the main staircase into a basement, segmented into 3 well proportioned rooms currently being used in part as pantry storage.

The kitchen, benefiting from views onto the rear garden is fitted with a range of base and wall units and featuring a tiled backsplash. There is undercounter space for a fridge, dishwasher and washing machine as well as space for a freestanding double oven. A door provides external access to the driveway and rear garden.







sleeping quarters

Stairs rise to the first-floor landing, providing access to the four of the bedrooms and the family bathroom.

Bedrooms 1 and 2 are both well proportioned doubles, offering views to the rear and front respectively. Bedroom 3, located next to bedroom 2 with views to the front is a large single, whilst bedroom 4, also a suitable single would be perfect to utilise as a study or nursery.

A half-tiled shower room completes the first-floor accommodation, fitted with a corner shower, bath, wash hand basin and WC.

Stairs rise again to the second-floor bedroom, a large light room with Velux windows and a private window to the side of the property.





grounds & gardens

A half wall sits to the front boundary of the property, with a pedestrian gate and path leading to the front door. A landscaped front garden with meticulous borders, feature tree and hedging that rises above the front wall separates the pedestrian path to the driveway.

The driveway, accessed through a vehicular gate leads down the left-hand side of the property, to the wooden garage building, providing parking for multiple vehicles.

A wall, with gate separates the drive from the rear garden, stocked with mature beautifully arranged stocked beds and predominantly laid to lawn. A path leads through the lawn to a seating area located at the rear of the garden, whilst a shed provides extra garden storage.





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.

services

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

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.

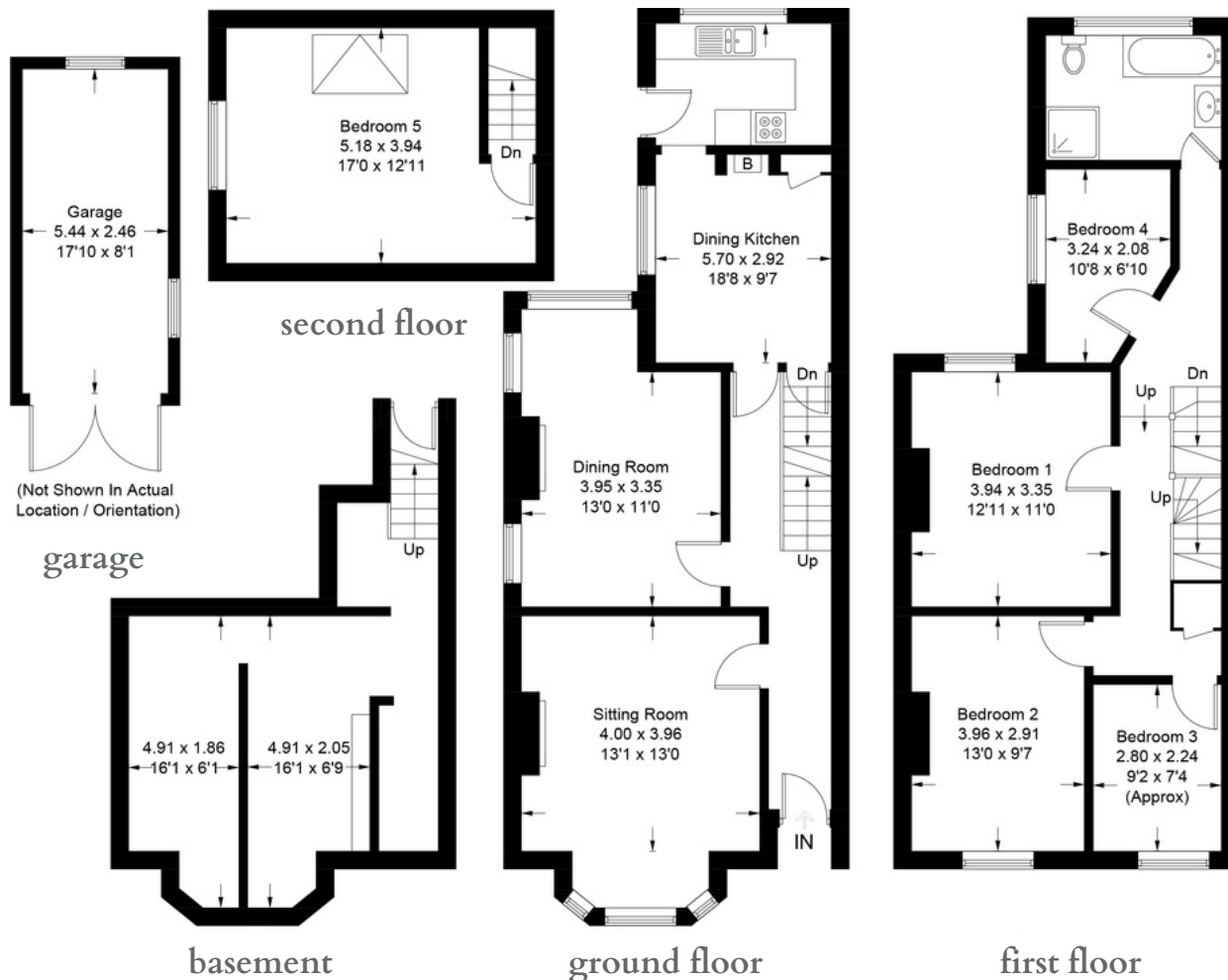
finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: C
Tenure: Freehold
Possession: Vacant possession upon completion.



finer details

Approximate Gross Internal Area: 142 sq m / 1528 sq ft
Garage: 13.3 sq m / 143 sq ft | **Cellar:** 27.1 sq m / 292 sq ft
Total: 182.4 sq m / 1963 sq ft



EPC rating: 69 | C
EPC potential: 81 | B

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.



Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH