



5 Lorne Grove
RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottinghamshire, NG12 2FX

Superbly located on a quiet road, with no through traffic, only a stones throw from the bustling Radcliffe on Trent village centre with an abundance of coffee shops, convenience stores and shops, is this fabulous semi-detached Victorian townhouse. Boasting high ceilings, lovely living accommodation, four generous bedrooms, underfloor heating to the bathrooms and kitchen as well as a fully stocked garden, the wonderful property makes an excellent family home with period charm.

A useful entrance porch welcomes visitors into this lovely home, providing a practical space for shoes, coats or umbrellas, before stepping into the reception hall with solid oak flooring which give access to the ground floor rooms and cellar, with stairs that rise to the first floor.

Brick steps descend under the main staircase to the cellar, which is separated into two rooms, both fitted with an abundance of shelves, providing an excellent storage space.







To the front of the property, benefitting from a beautiful bay window with shutter, is the dual aspect, large living/ dining room. It is arranged with the living room to the front with a wonderful log burner set in an exposed brick fireplace with oak mantel over, providing an excellent focal point to the space. The remainder of the room is dressed as a dining room, with patio doors providing access to the rear garden.

At the rear of the property is the breakfast kitchen fitted with a range of base and wall, modern shaker style cabinetry providing excellent kitchen storage whilst housing the Belfast sink with stainless steel mixer tap over. A Rangmaster freestanding range over with hob provides excellent cooking facilities, along side space for undercounter dishwasher and washing machine, and a free standing American fridge/ freezer. Slate floor extends throughout the kitchen to the breakfast area where there is space for a kitchen table in front of the patio doors that open onto the rear garden, which makes this home perfect for indoor/ outdoor entertaining.

Completing the ground floor accommodation is a useful cloakroom fitted with wash hand basin and WC.



heading upstairs

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

To the front of the property is the principal suite, benefitting from a wall of fitted wardrobes flanking a beautiful ornate decorative wrought iron fireplace, patio doors that open onto a Juliet balcony, and an ensuite. The ensuite is fitted with a shower cubicle, towel radiator, wash hand basin and WC.

As with the principal, all of the bedrooms feature ornate decorative wrought iron fireplaces adding wonderful Victorian charm and character. The second bedroom on the level is a large double room, benefitting from fitted wardrobes and a window overlooking the rear garden.

To the rear is a large family bathroom benefitting from a beautiful roll-top free standing bathtub, separate tiled shower, extensive vanity cupboards providing excellent storage with inset wash hand basin, bidet and WC.

Stairs rise again to the well-proportioned second floor landing, with bedrooms mirroring those below. To the front is very large bedroom with fitted wardrobing and an ensuite bathroom benefitting from enclosed shower unit, wash hand basin and WC. Whilst to the rear is another large double bedroom with fitted wardrobing.





gardens

The property is set behind a brick wall with wrought iron railings. To the left is driveway parking for one vehicle, and gravel area leading to the front door.

To the rear of the property is a wonderful fully stocked garden with multiple seating areas and mature fruit trees. Linking both sets of patio doors, from the dining area to the kitchen is a fantastic patio area perfect for relaxing or outdoor entertaining. A glass veranda provides excellent shade or shelter from the English weather. Leading past a pond with lily pads towards the rear of the garden is a stepping stone path through the AstroTurf centre of the garden with incredibly well stock beds to either side. These planted beds line the walled garden borders with mature rose bushes, philadelphus, ceanothus and honeysuckle. A pergola with climbing rose leads past the apple and pear trees to a large, raised shingle area at the rear with a greenhouse and garden shed. Alternatively or in addition to housing these, this could make a lovely second seating area.



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.

services

Mains water, gas, electricity and drainage are understood to be connected. There is gas-fired central heating with a combination boiler fitted in 2012. None of the services or appliances have been tested by the agent. The property also benefits from solar panels, for which readings are taken quarterly and sent to the electricity supplier.

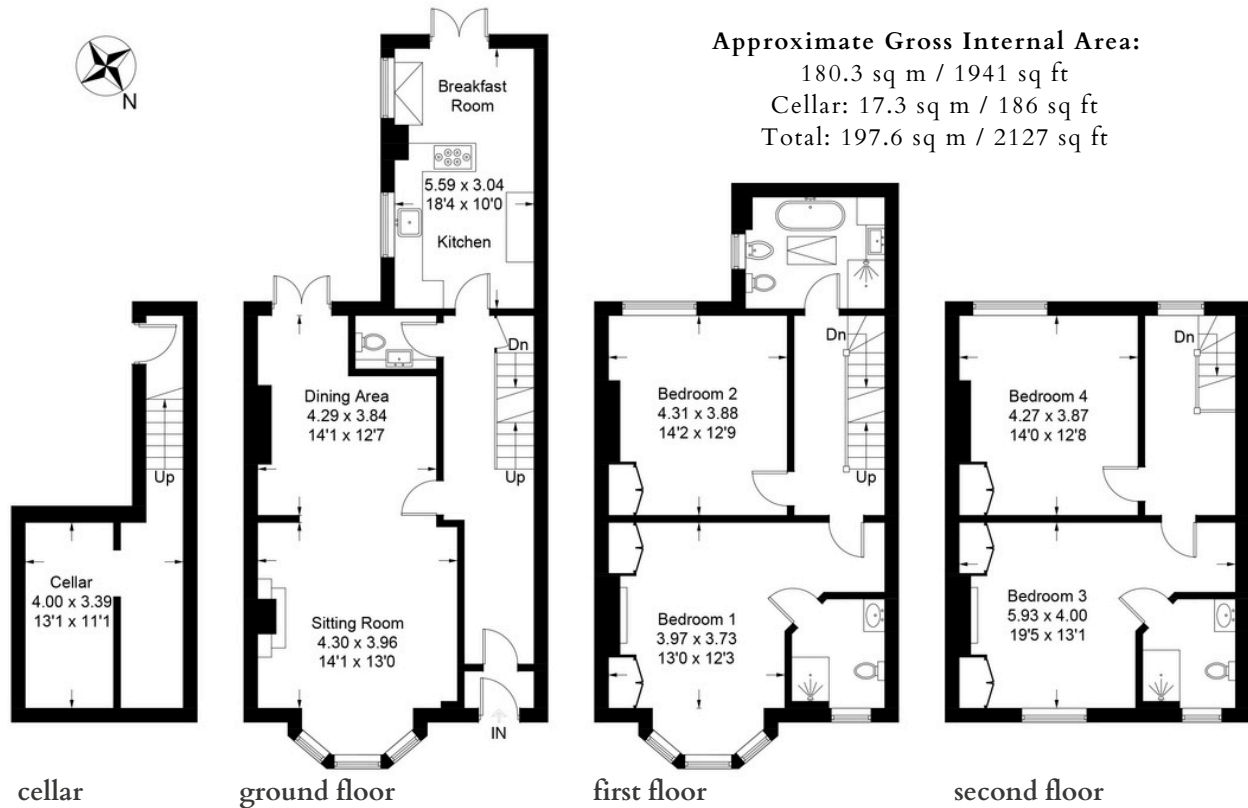
fixtures & fittings

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.





floorplan



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.

EPC rating: 63 | D
EPC potential: 84 | B

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold
Possession: Vacant possession upon completion.