



68 Main Road

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2BP

Centrally located in the ever-popular village of Radcliffe on Trent, this well-presented three-bedroom semi-detached home offers modern living with character and charm. Benefitting from off-street parking for two vehicles and two generous garden areas, the property has been thoughtfully upgraded by the current owners over recent years, including the installation of a stylish contemporary kitchen and a new roof that was fitted just two years ago.

With convenient access to the village centre, excellent local amenities, and transport links, this property presents a superb opportunity for families, professionals, or downsizers seeking both comfort and convenience.





welcome home

The home is entered through a composite front door which opens directly into a beautifully designed dining kitchen. This modern and sociable space is finished with marble-effect tiled flooring and features ample room for a dining table, creating a welcoming hub at the heart of the home.

The kitchen is fitted with sleek slate grey gloss cabinetry, complemented by speckled white worktops and grey subway tile splashbacks. Integrated appliances include a dishwasher, under-counter fridge and freezer, and there is space for a washing machine. A ceramic one-and-a-half bowl sink with drainer sits beneath a window, while a four-ring induction hob and single oven complete the setup. An understairs cupboard offers useful storage for coats and shoes.







A door from the kitchen leads through to the sitting room, a well-proportioned space ideal for relaxing or entertaining. Natural light pours in through a large window and French patio doors, which open directly onto the rear garden, creating a seamless connection between the interior and outdoor spaces. Stairs rise discreetly from the far corner of the room to the first floor.

first floor

Upstairs, the landing provides access to three double bedrooms and the family bathroom. Two of the bedrooms are located at the front of the house, each offering good proportions and plenty of natural light. The primary bedroom is situated at the rear and enjoys lovely open views over the adjacent fields, offering a peaceful retreat from the bustle of daily life.

The bathroom is finished with a tiled floor and includes a corner electric shower, a separate bathtub, pedestal sink, towel radiator, and WC. The layout is practical and well-maintained, ideal for family use.





grounds & gardens

Outside, the property is uniquely arranged with the house and main garden on one side of the road, and a second private garden and parking area located directly opposite. Fencing, installed around two years ago, encloses both garden areas, providing excellent privacy and security. A gate opens into the main garden, where a paved patio at the front of the house offers a sunny evening seating area, ideal for alfresco dining with direct access to the kitchen. The garden wraps around the side of the house to a larger paved area, complete with a shed and discreet space for bin storage. An externally accessed understairs store adds further convenience. The rear garden is laid to lawn with colourful planted borders, including a clematis, and features a striking Young's weeping birch tree, providing structure and year-round interest.

Across the quiet lane, the gravelled parking area provides off-road parking for two vehicles. A gate leads through to the second garden—an unexpectedly spacious and secure lawned area, ideal for children's play, additional planting, or potential future landscaping.



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 fitted around 8 years ago. 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: B

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 74 | C


EPC potential: 86 | B

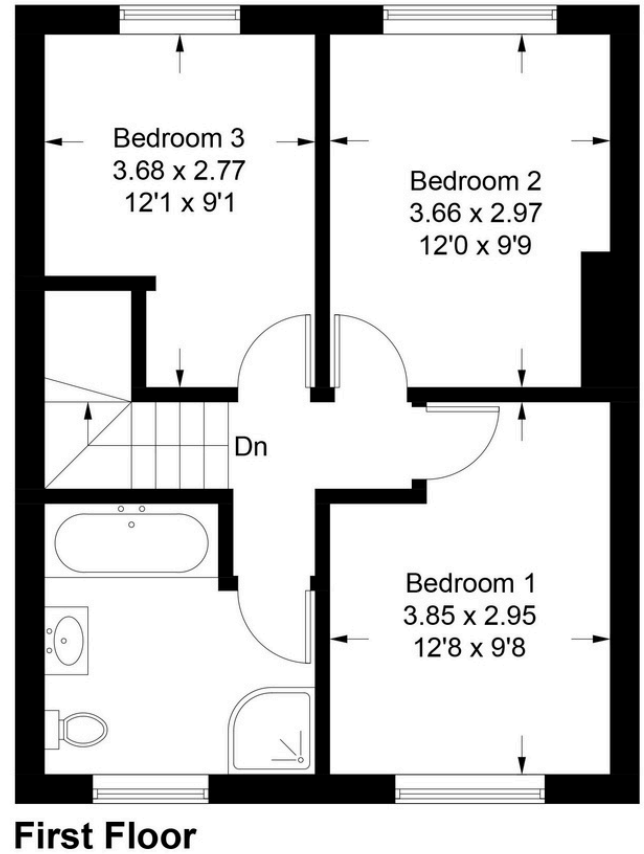
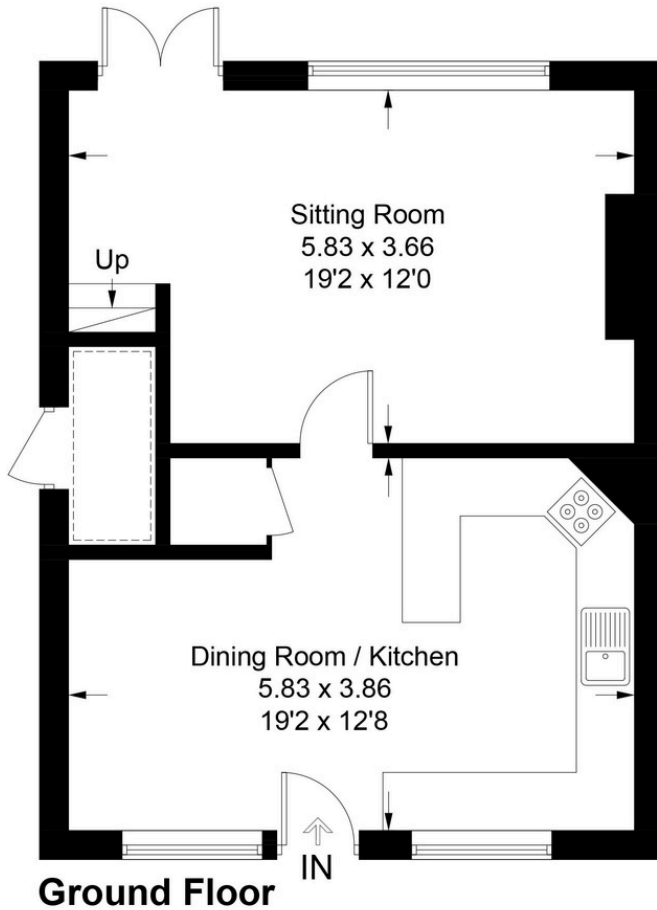


Floorplan

Approximate Gross Internal Area = 89.9 sq m / 968 sq ft



 = Reduced headroom below 1.5m / 5'0



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

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