



16 Vicarage Lane

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RADCLIFFE ON TRENT



# 16 VICARAGE LANE

Radcliffe-On-Trent, Nottinghamshire, NG12 2FB

Positioned in a quiet and sought-after cul-de-sac, just a short and easy stroll from the heart of Radcliffe on Trent village, this well-maintained three-bedroom semi-detached home presents an excellent opportunity for buyers seeking space, convenience, and potential.

With a detached single garage and off-street driveway parking, the property enjoys a peaceful residential setting while remaining within walking distance of the village's vibrant centre, offering a range of shops, amenities, and transport links.











The ground floor opens into a welcoming entrance hall, laid with a tiled floor and featuring an understairs storage cupboard, with the staircase positioned to the left showcasing the original 1950's curved banister.

To the front of the house, the spacious sitting room is bathed in natural light through a large picture window that overlooks the neatly kept front garden. A traditional wooden fireplace surround frames the electric fire, adding warmth and character to the space.

To the rear of the property, the dining kitchen offers a practical and social layout, with ample space for a dining table and views over the rear garden. The kitchen is fitted with a range of cream base and wall cabinetry cabinets accented by wood-effect laminate worktops and tile backsplashes. Appliances include an Indesit single oven and a four-ring electric hob with extractor fan over whilst there is space under-counter space for a white good such as a washing machine and free standing fridge freezer. A one and a half bowl stainless steel sink with draining board is perfectly set under the window overlooking the rear garden. A side door provides convenient access to the garden.





## and so to bed...

Upstairs, the property offers two generously sized double bedrooms, one positioned at the front and the other at the rear, both benefitting from fitted wardrobes.

A third, single bedroom to the front provides an ideal space for a home office, nursery. The family bathroom is fitted with a shower over the bath, wash hand basin, WC and towel radiator.







## gardens

Externally, the front garden is laid to lawn with a mature tree and a concrete path leading to the front door.

The property boasts a detached single garage, set on a slight angle from the house with a private driveway providing tandem parking for two cars in front.

The rear garden is predominantly laid to lawn, bordered by fencing for privacy, and features a patio seating area situated behind the garage and extending across the rear of the house, offering a perfect space for outdoor dining and relaxation.

Agents Note: The neighbouring property has been extended, with the space to the rear of the garage offering opportunity for purchasers to add an further living space subject to planning consent.

## 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 in 2012. 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.







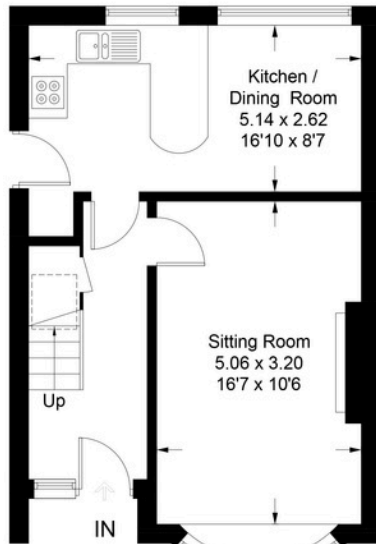


# floorplan

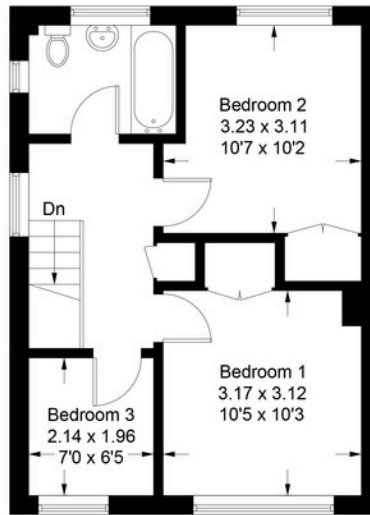
**Approximate Gross Internal Area:** 77.6 sq m / 835 sq ft

**Garage:** 12.2 sq m / 131 sq ft


**Total:** 89.9 sq m / 966 sq ft

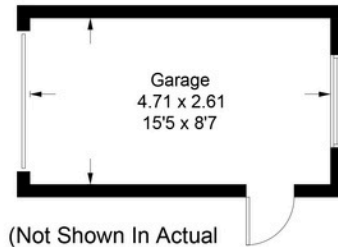


**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual  
Location / Orientation)

**Tenure:** Freehold

**Possession:** Vacant possession  
upon completion.

**EPC rating:** 72 | C

**EPC potential:** 87 | B

**Local Authority:** Rushcliffe

Borough Council

**Council Tax Band:** C

**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.