



28 Eastwood Road

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2FZ

Situated just a short walk from the vibrant centre of Radcliffe on Trent, this beautifully presented Victorian semi-detached property offers generous ground floor accommodation and two double bedrooms. Boasting three versatile reception rooms, a delightful rear garden with multiple outbuildings, and a spacious patio seating area, this home is perfect for buyers seeking period charm alongside modern convenience.

The property benefits from excellent transport links, with regular bus services to Nottingham city centre, and easy access to the A46 and A52 for routes across the region..





welcome home

Upon entering through the front door positioned on the side of the property, you are welcomed into a central hallway with stairs rising to the first floor. A large understairs cupboard provides valuable storage space and doors lead to the kitchen, lounge, and sitting room.

The lounge is located at the front of the house and enjoys an abundance of natural light through a glorious bay window. This well-proportioned room exudes character and offers a peaceful space for relaxation.

The kitchen has been recently upgraded to a high standard, featuring freshly painted cabinetry and luxurious new granite worktops. There is an extensive range of base and wall units, including an integrated fridge/freezer, a double oven, and a four-ring gas hob with a stylish encased extractor fan above. One of the cupboards is designed to accommodate a washing machine, while a purpose-built shelf creates a convenient space for a microwave. A stainless steel inlaid sink with a chopping board insert and mixer tap is positioned beneath the kitchen window, and a side door leads to the block-paved pathway giving easy access to the garden.







To the rear of the house lies a spacious second sitting room, filled with light from patio doors and further windows that open into the garden room. This inviting living area includes a striking fireplace with a slate hearth and back panel, set within a wooden surround. A fitted cupboard nestled beside the chimney breast adds further storage options.

The garden room, currently used as a dining room, is a particularly attractive feature with a vaulted ceiling, ceiling fan, and double doors opening out to the rear garden. An exposed brick wall, once the external rear wall of the house, adds a touch of original character to this bright and airy space.

first floor

Upstairs, the primary bedroom is located at the front of the property and enjoys its own bay window, echoing the one in the lounge below. The room is spacious enough to accommodate free-standing wardrobes and other furniture with ease.

The second bedroom, at the rear of the house, is fitted with two generous wardrobes, a built-in dressing table, a fitted headboard, and matching side tables—ideal for a ready-made guest room or a well-organised main bedroom.

The bathroom is finished in a traditional style with a freestanding roll-top bathtub, a separate shower cubicle, pedestal wash hand basin, WC, and a towel radiator. A large storage cupboard is also included. Adjacent to the bathroom is a separate cloakroom which features fitted storage cabinets, a wash hand basin, and an additional WC—an ideal setup for busy households.





grounds & gardens

Externally, the front of the property is enclosed by a low wall with a pedestrian gate leading to a block-paved path that runs down the side of the house and through a secure gate to the rear garden.

The rear garden is a true highlight of the property, with a large patio and shingled seating area offering ample space for outdoor entertaining. A store room midway down the garden, equipped with electric and an outside plug, provides excellent utility or workshop potential. Beyond this lies a well-maintained lawn and a greenhouse. At the far end of the garden sits a large outbuilding that spans the full width of the plot—perfectly suited for conversion into a summer house, studio, or home office.



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: B

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 64 | D

EPC potential: 85 | B



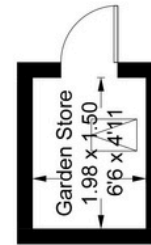
Floorplan

Approximate Gross Internal Area:

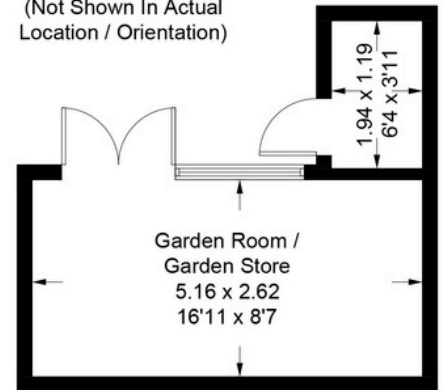
93.9 sq m / 1011 sq ft

Garage: 18.9 sq m / 203 sq ft

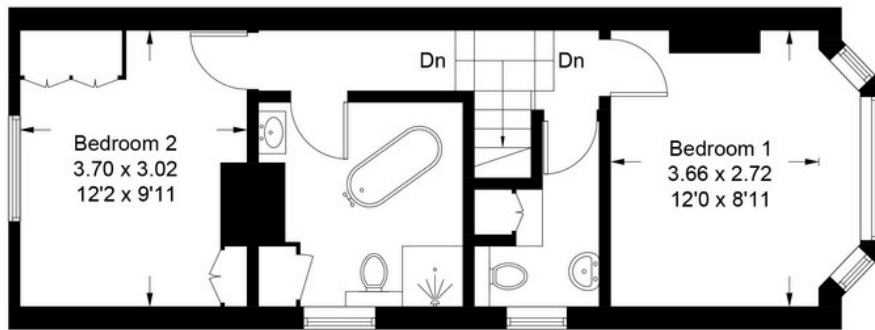
Total: 112.8 sq m / 1214 sq ft



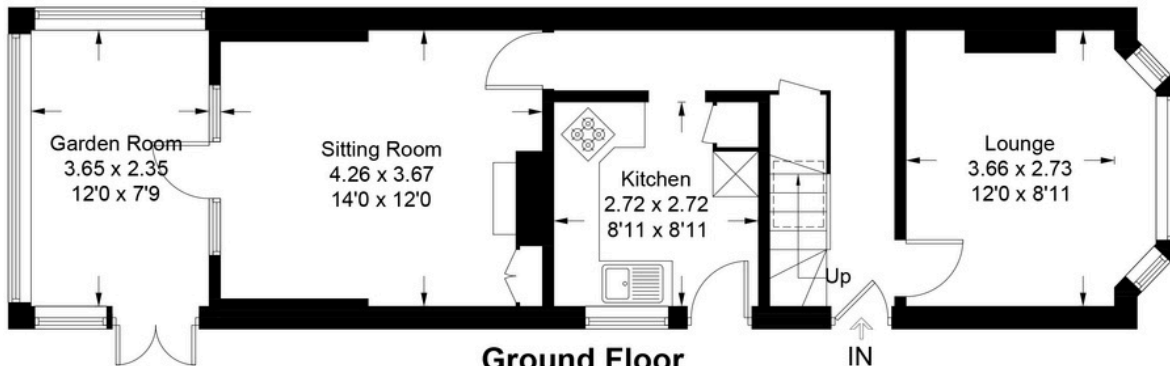
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

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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