

9 Lime Close

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2DF

Tucked away in a wonderfully private position towards the end of a quiet cul-de-sac, this beautifully presented three-bedroom link-detached home offers the perfect balance of seclusion and convenience. Just a short stroll from the heart of the village, this sought-after location enjoys a picturesque view over the garden with the local church spire rising above the rooftops.

Set behind a smart frontage with driveway parking for one car and an integral garage, the property is framed by lovingly maintained, landscaped gardens to the front and rear. Inside, the accommodation is both bright and well-proportioned, offering two comfortable reception rooms, a modern kitchen opening into a conservatory, and well-appointed bedrooms on the first floor. Ideal for a variety of purchasers, this home represents a rare opportunity to enjoy peace, privacy, and village life all in one.





welcome home

A pair of double patio doors open into a tiled entrance porch, providing a practical space to remove outdoor shoes and coats before entering the main house. The front door leads into a welcoming entrance hall, with stairs rising to the first floor on the right-hand side and a useful under-stairs cupboard for storage. An Acorn stair lift, installed approximately three years ago, offers convenience for those with mobility needs.

To the left of the hallway is a lovely, well-proportioned sitting room. This inviting space is bathed in natural light from a large window overlooking the front garden. At its heart is a charming wood fireplace surround with a quartz-effect back and hearth, housing a gas fire – a handsome focal point for cosy evenings in.







To the rear of the property lies an L-shaped kitchen diner that seamlessly flows into a conservatory, creating a generous and sociable reception space ideal for both dining and relaxing. Laminate flooring runs throughout, uniting the space. The conservatory, with views over the rear garden and the church spire beyond, features double doors that open out onto a garden patio, making it perfect for indoor-outdoor entertaining during the warmer months.

The kitchen itself is fitted with a wide range of modern shaker-style base and wall units, offering plentiful storage. It is equipped with quality NEFF appliances, including a double oven and a four-ring induction hob. Tiled splashbacks complement the extensive worktop space, and a one and a half bowl stainless steel sink sits beneath a window looking out across the garden.

To the right of the kitchen, a practical utility room provides additional worktop space and has a door to the rear garden. From here, internal access to the integral garage adds to the home's functionality, making day-to-day living smooth and efficient.



first floor

Upstairs, the primary bedroom is positioned at the front of the house and benefits from generous storage via a set of sliding wardrobes. The second bedroom is also a spacious double and includes fitted wardrobes with sliding doors. The third bedroom, a comfortable single, would make an ideal guest room or study.

The family bathroom is fitted with a corner shower, a wash hand basin set into a large vanity unit with ample storage, a WC, and a lit mirror over the basin. The layout is practical and well-maintained, ideal for family use.





grounds & gardens

To the front of the house, the driveway leads to the integral single garage, which also houses the property's boiler. A neat lawn sits to the left, bordered by mature planting that adds colour and charm to the approach. A gated passage to the side of the house provides access to the rear garden.

The landscaped rear garden is a true delight – beautifully maintained and filled with mature shrubs, perennials, and trees, including black elderberry and smoke tree bushes. Directly behind the house is a generous paved patio area, perfect for al fresco dining or simply enjoying the peaceful setting. A step leads down to a well-kept lawn bordered by lush planting. At the far end of the garden, a second seating area laid with shingle offers another space to unwind. A summerhouse-cum-shed and a covered seat nestled in the corner provide practical storage and further spots to enjoy the garden throughout the seasons.



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. 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.

EPC rating: 58 | D

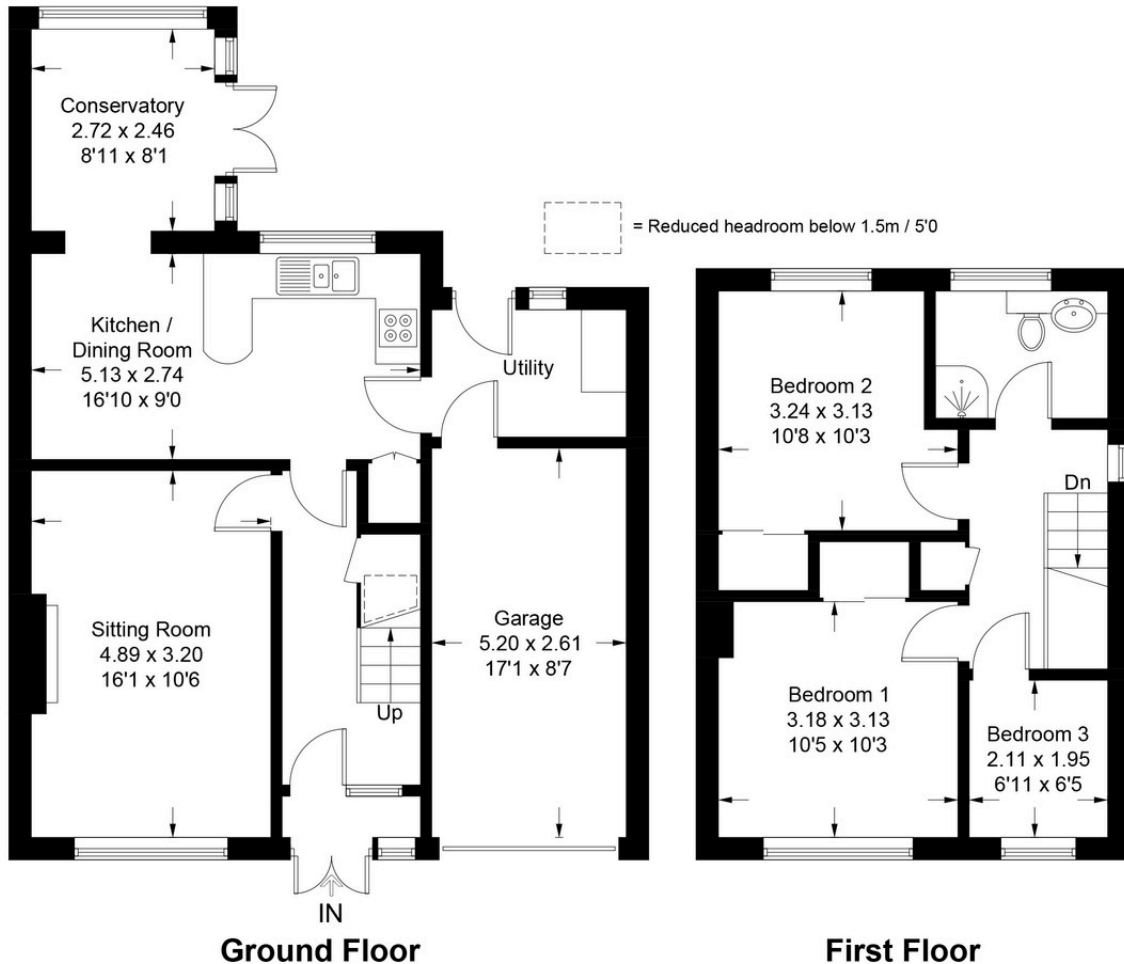
EPC potential: 81 | B



Floorplan



Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft
(Including Garage)



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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