



R
&L

10 Grantham Road

Radcliffe-On-Trent | NG12 2HD | Guide Price £650,000

ROYSTON
& LUND

- Stunning Period Detached Home
- Many Original Features Maintained
- Two Reception Rooms + Garden Room
- Kitchen + Utility Room
- EPC Rating E - Freehold
- Four Bedrooms
- Ample Off Street Parking + Two Integral Garages
- Laundry Room + Downstairs WC
- South Facing Private Rear Garden Just Under 1/3 of an acre
- Council Tax Band G





Royston and Lund are delighted to offer to the market this exceptional family home in Radcliffe on Trent. Set back from the road on a generous plot measuring just under 1/3 of an acre and oozing character inside. This home offers versatile living accommodation over both floors and offers potential to develop further. The property maintains much of its period charm and features an inglenook fireplace, stained glass windows and high ceilings.

Entering through the porch and into the hallway that benefits from built in storage, there is access into both reception rooms, the inner hall and stairs to the first floor. The lounge benefits from a bay window to the front, inglenook fireplace and double doors that open into a lovely garden room at the rear, while there is also a feature fireplace in the dining room. The inner hallway leads past a pantry and down to a kitchen breakfast room at the rear that has an Aga oven, integrated low level oven, hob, extractor fan and microwave with space for further free standing appliances. From the breakfast area there is a doorway leading to a separate utility room, downstairs WC and a laundry room, as well as access to the rear of the garage and the garden.

To the first floor there are four well proportioned bedrooms, a bathroom consisting of a corner bath, shower, wash basin and a separate WC. The spacious landing offers a study area and there is built in storage to all four bedrooms.

At the front of the property there is ample off street parking and access to two integral garages. To the rear there is a generous south facing landscaped garden with seating areas, mature shrubs, rockery, trees and hedged/fenced boundaries.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 239.1 sq. metres (2573.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND