



19 Grandfield Avenue

Radcliffe-On-Trent | NG12 1AL | Guide Price £599,950 - £650,000

ROYSTON  
& LUND

- Guide Price Range £599,950 - £650,000
- Ground Floor Includes Dining Room, Living Room With Fireplace, And Relaxing Sun Room
- Kitchen Connects To A Separate Utility Room For Additional Convenience
- First Floor Has Three Double Bedrooms, Perfect For A Growing Family
- Freehold - EPC Rating D
- Entrance Hallway Provides Access To All Ground Floor Accommodation
- Modern Kitchen/Diner With Fitted Units, Integrated Appliances, And French Doors
- Converted Ground Floor Bedroom With En-Suite Wet Room Can Serve As Another Reception Room
- Front Block-Paved Driveway For Off-Street Parking; Rear Garden Features Pool Which Is 3'6" In Depth, Terrace, And Lawn
- Council Tax Band E





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Royston & Lund are pleased to offer this stunning traditional style extended detached family home located in the village of Radcliffe-on-Trent. Radcliffe-on-Trent offers a range of amenities, including local shops, cafes, library and a post office. There are parks, playgrounds, and sports facilities like a cricket club and a golf course. The village has a health center and a community center, plus excellent transport links including a railway station and bus services.

Upon entering the property you are greeted by the hallway which gives access to the accommodation. The ground floor features three reception rooms; dining room, living room with a fireplace and a sun room which is a perfect spot for unwinding. The modern kitchen/diner offers a range of fitted units, integrated appliances and French doors. The kitchen also provides access to a separate utility room. Lastly, there is a converted ground floor bedroom which could act as a further reception room, there is also the benefit of an en-suite wet room/WC.

To the first floor there are three double bedrooms which is ideal for a growing family. The bedrooms are complemented by the family bathroom which features a four piece white suite consisting of a shower, bath, wash basin and a WC.

Outside, to the front there is a block-paved driveway providing off-street parking. To the rear there is a south west facing garden which has been meticulously maintained by the current vendors. The garden is divided into three primary sections, beginning with a natural stone terrace that stretches along the house, complete with wall-mounted lanterns, an outdoor water faucet. Beyond the terrace, the garden unfolds into a meticulously maintained lawn, bordered by abundant flowerbeds and planting areas. This secluded corner, framed by wooden trellises, also features a wooden gardener's shed. The garden's highlight is a heated swimming pool with stone surround and protective cover.





## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

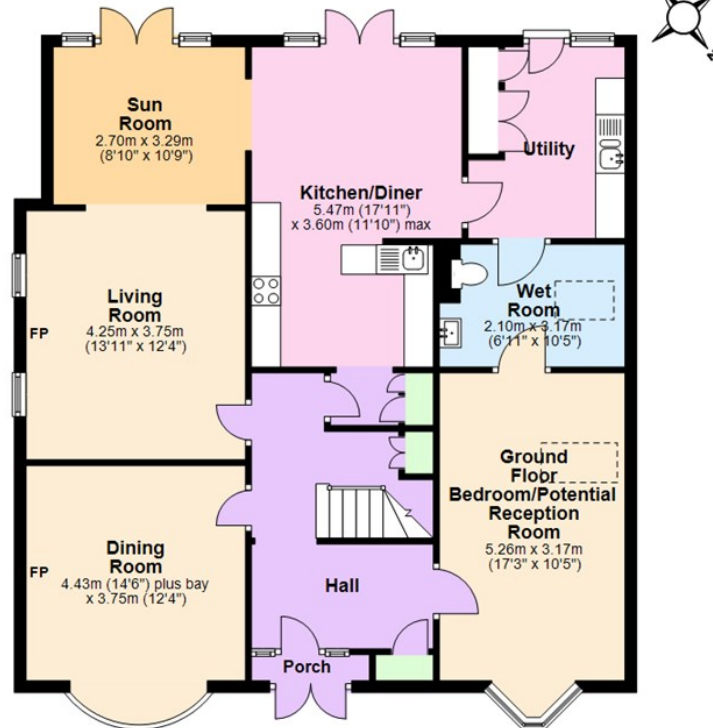
### Environmental Impact (CO<sub>2</sub>) Rating

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

England & Wales EU Directive 2002/91/EC

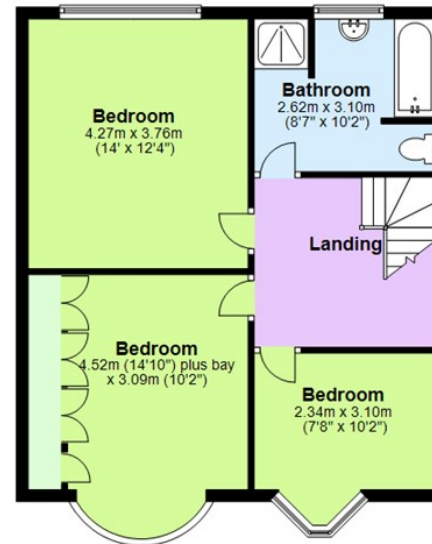
### Ground Floor

Approx. 109.9 sq. metres (1183.5 sq. feet)



### First Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



Total area: approx. 166.5 sq. metres (1791.8 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.

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