



35 Lincoln Grove

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2FN

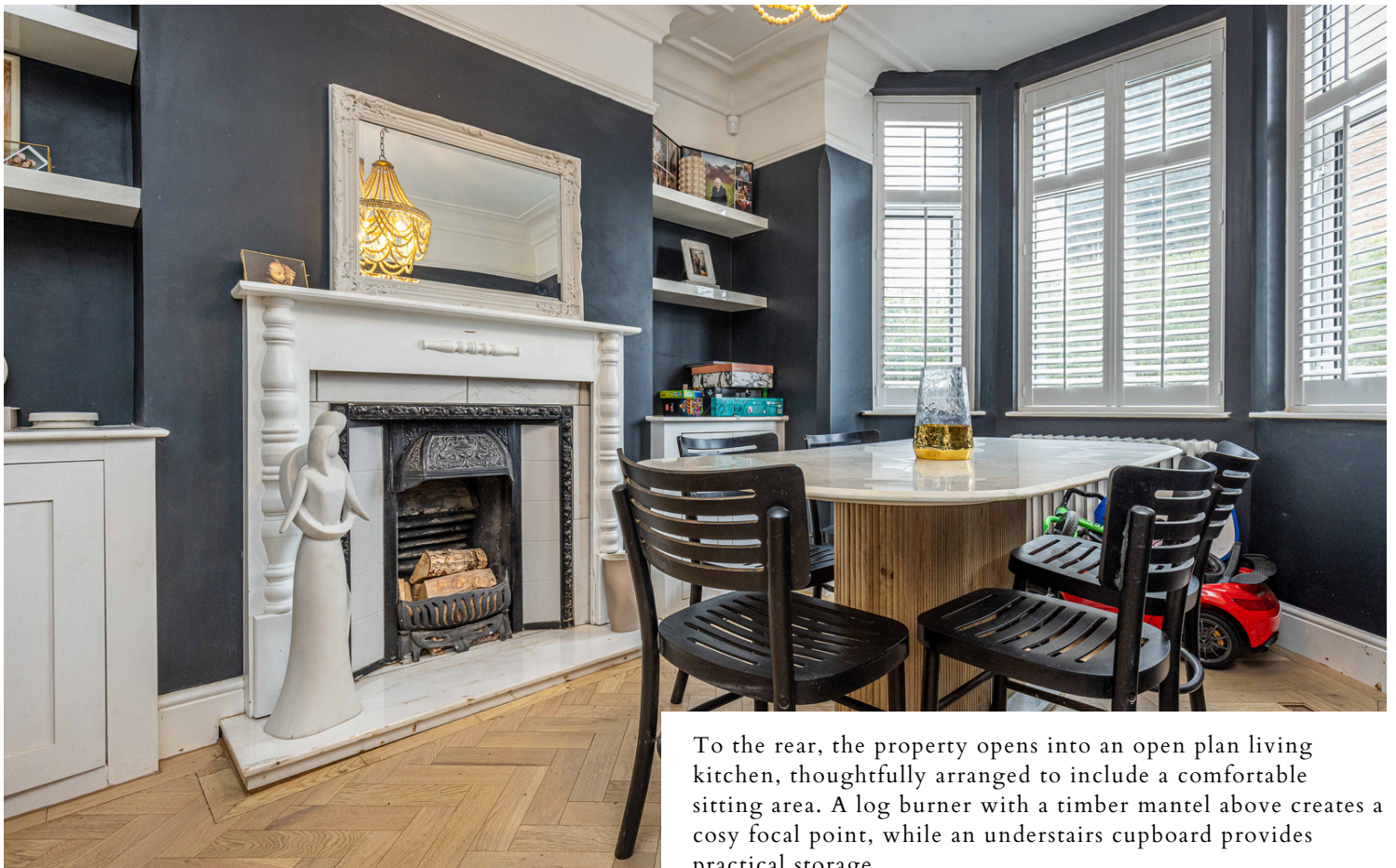
This beautifully presented Victorian terraced home has been thoughtfully and comprehensively renovated by the current owners since their purchase in 2020, resulting in a stylish and highly functional living space that seamlessly blends period charm with contemporary finishes. The property offers three well-proportioned bedrooms, two versatile reception areas, and a recently installed kitchen and bathroom, with further improvements including a rewire, heating, plastering, flooring, and redecoration throughout. Externally, the property enjoys a delightful rear garden, predominantly laid to lawn with patio seating areas, and is ideally positioned within walking distance of the heart of the village, making it a superb choice for those seeking both convenience and character.



The entrance hall provides a welcoming introduction to the home, featuring herringbone engineered oak flooring that flows throughout the entirety of the ground floor. Decorative wall panelling adds a subtle feature to the space.

The front reception room is currently arranged as a dining room, although its versatility allows it to function equally well as a living room. A period-style decorative fireplace, with a cast iron insert set within a wooden surround, forms an attractive focal point, complemented by fitted cupboards with shelving above on either side. A bay window to the front elevation enhances the sense of space and natural light.





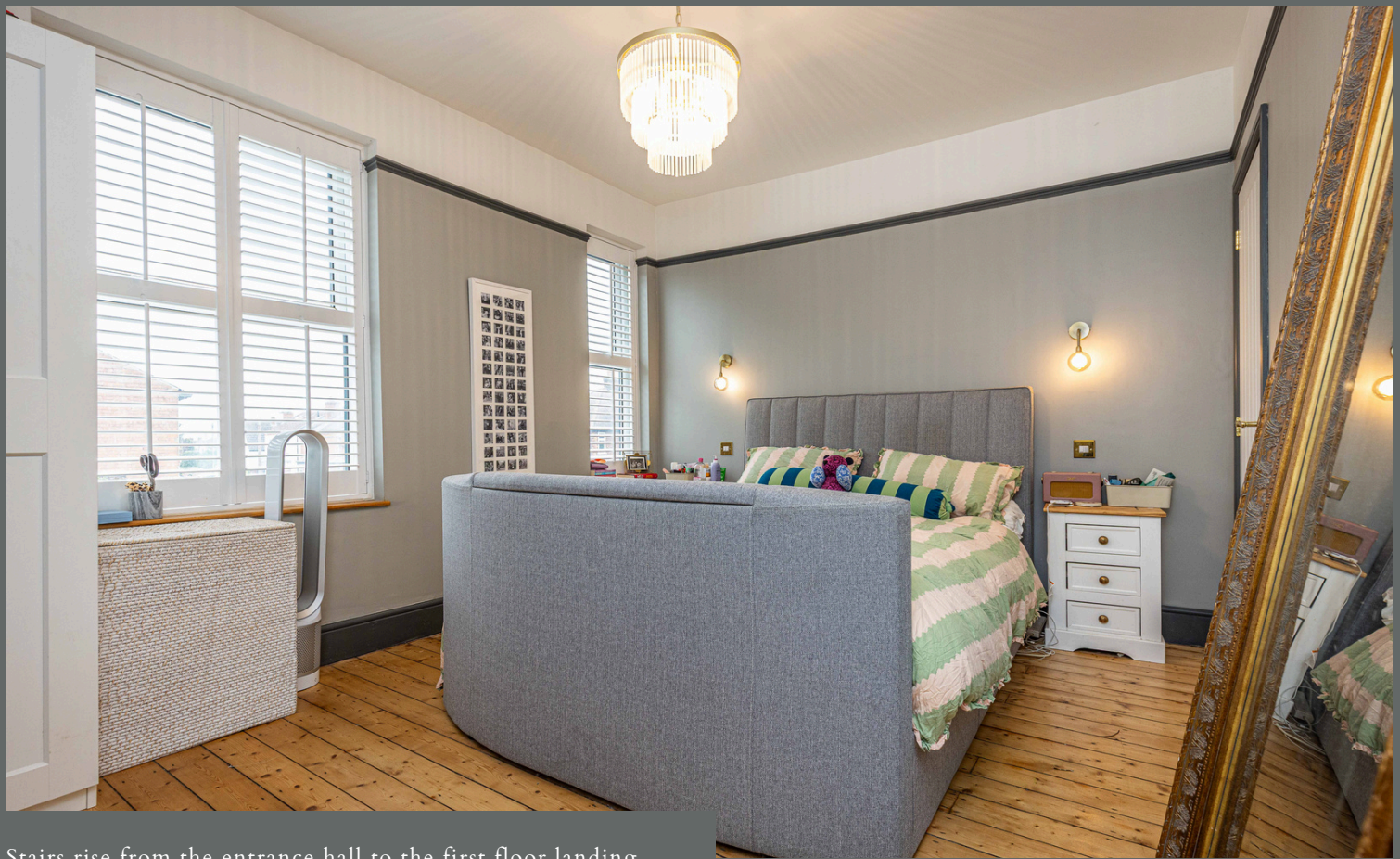
To the rear, the property opens into an open plan living kitchen, thoughtfully arranged to include a comfortable sitting area. A log burner with a timber mantel above creates a cosy focal point, while an understairs cupboard provides practical storage.



The kitchen, installed in 2024, has been fitted with Wren sage green shaker-style units, paired with brushed gold fittings including handles, taps, and switches. Quartz marble-effect worktops provide ample preparation space, with a breakfast bar offering seating for two. An inset composite sink with a brushed gold mixer tap sits alongside an integrated dishwasher. Cooking facilities include a Belling farmhouse double oven with a four-ring gas hob and extractor above, complemented by a coordinating splashback. There is space for a freestanding fridge freezer and provision for an undercounter washing machine. A door from the kitchen leads directly out to the garden.

At the end of the kitchen, a cloakroom is fitted with a wash hand basin and WC, adding further practicality to the ground floor layout.





Stairs rise from the entrance hall to the first floor landing, which provides access to all three bedrooms and the family bathroom.

The primary bedroom is positioned at the front of the property and is a generously sized double room, benefiting from a front-facing window and a useful built-in cupboard with hanging rail.

The second bedroom is located centrally within the property and offers another well-proportioned double room, with a window overlooking the rear garden.

The third bedroom, situated at the rear, is a spacious single room, ideal for use as a bedroom, nursery, or home office. The bathroom is fully tiled and fitted with a bath with shower over, a wash hand basin with a mirrored vanity unit above, and a WC.





grounds & gardens

To the front, a low wall encloses a neat courtyard garden, providing space for bin storage if required. A pathway leads through a gate to the front entrance.

The rear garden is a particular highlight, offering a thoughtfully arranged outdoor space with a patio area immediately adjacent to the kitchen, ideal for al fresco dining, and a second patio at the far end of the garden to capture sunlight throughout the day. The remainder of the garden is laid to lawn, bordered by walls to the left and rear, and fencing to the right, creating a private and enclosed setting.



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. Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler which was fitted in 2020. 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

Approximate Gross Internal Area: 87.8 sq m / 945 sq ft

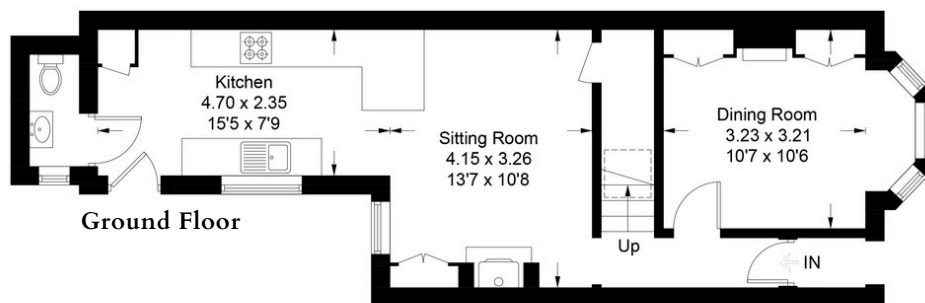
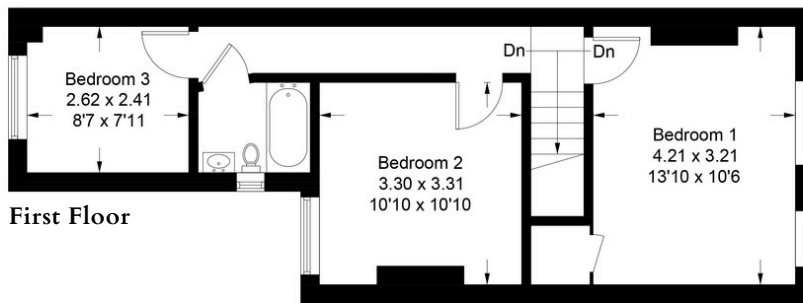


Local Authority: Rushcliffe
Borough Council
Council Tax Band: B

Tenure: Freehold

EPC rating: 62 | C
EPC potential: 87 | B

Possession: Vacant
possession upon completion.



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.



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