



29 St. Lawrence Boulevard

RADCLIFFE-ON-TRENT

29 ST. LAWRENCE BOULEVARD

Radcliffe-On-Trent, Nottingham, NG12 2EH

This charming three-bedroom semi-detached home offers an impressive level of living accommodation for a property of its type, thoughtfully enhanced over time with the addition of a conservatory and a downstairs cloakroom linking the original house to a single garage and substantial workshop beyond. The ground floor flows beautifully, with a sitting room opening into a dining area and further into the conservatory, creating a natural sense of space and light throughout. While the property has been clearly well cared for, it now presents an exciting opportunity for a purchaser to update and personalise to their own taste.

Of particular note are the beautifully maintained rear gardens, which have been lovingly landscaped to provide a variety of seating areas, a well-kept lawn, and established planting. Positioned on the edge of the estate, the property enjoys delightful open views across fields to the rear—an increasingly rare and highly desirable feature—whilst still offering excellent access to the village amenities and convenient bus links.





A front door opens into a practical and welcoming entrance porch, finished with a tiled floor and offering space for a bench or freestanding shoe storage, making it an ideal everyday entrance. A further door leads into the internal hallway, where stairs rise to the first floor and doors provide access to both the sitting room and kitchen.



The sitting room is positioned to the front of the property and features a gas fire set within a stone-effect surround, creating an attractive focal point. An archway leads through to the dining area at the rear, where sliding glass doors open onto one of the patio seating areas. Together, these spaces benefit from a dual aspect, allowing for an abundance of natural light and a seamless flow, ideal for both everyday living and entertaining.

The kitchen is located adjacent to the dining room and is fitted with a generous range of base and wall cabinetry, providing ample storage. There is space beneath the counters for two appliances, alongside a freestanding double oven with a four-ring gas hob and extractor over. A one-and-a-half bowl stainless steel sink is positioned beneath the window, enjoying a pleasant outlook across the garden and fields beyond. An understairs cupboard offers further useful storage.



From the kitchen, a door opens into the conservatory, which has been thoughtfully arranged to connect the original accommodation with the workshop beyond the garage. This is a particularly versatile and spacious additional reception area, perfectly suited to indoor-outdoor living, with sliding doors opening onto the larger of the two patio areas.

To the front of the conservatory, a recently fitted cloakroom comprises a wash hand basin set atop a vanity unit with storage and a WC.

A further door from the conservatory provides integral access to the large workshop, which sits behind the garage, and in turn leads into the garage itself. Both spaces benefit from power and lighting, offering excellent practicality and potential.





Stairs rise to the first-floor landing, which includes a useful airing cupboard and provides access to three bedrooms and the shower room.

The primary bedroom is a well-proportioned double room positioned to the front of the property and benefits from an extensive range of fitted wardrobes, in addition to a further built-in cupboard.

The second bedroom is also a comfortable double and includes a built-in wardrobe, while the third bedroom is a well-sized single room, ideal as a bedroom, home office, or nursery.

The shower room is fitted with a corner shower enclosure, wash hand basin, and WC.





gardens

To the front, a concrete driveway provides off-road parking for at least one vehicle and leads to the garage. Adjacent to the driveway is a shingled area with planted borders, creating an attractive frontage with scope to increase parking if desired.

The rear garden is a particular highlight of the property, having been carefully landscaped and maintained to create a truly enjoyable outdoor space. There are two separate patio seating areas, ideal for both relaxation and al fresco dining, alongside a neatly kept lawn and a variety of established planted beds and a rockery lining the boundaries.

Additional features include two useful storage sheds, a greenhouse, and a discreet vegetable bed tucked away to the rear. A pond provides a charming focal point, while a gate at the rear of the garden offers direct access to the adjoining fields, allowing the far-reaching views to be fully appreciated.

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 enjoys good road access via the A52 to the A46 Fosse Way. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

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

Services: Mains water, drainage, gas and electricity are understood to be connected. The property has a gas heating system. None of the services or appliances have been tested by the agent.

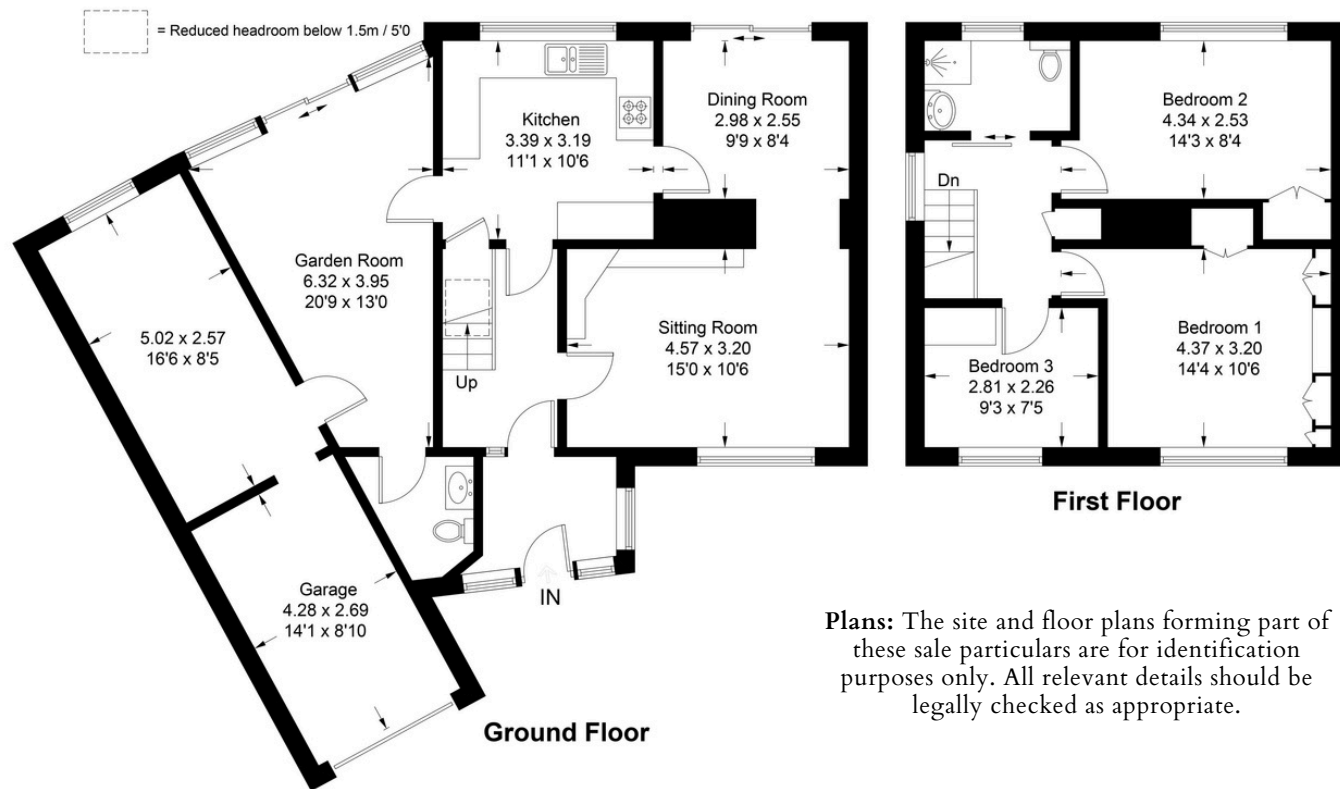
Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 72 | C
EPC potential: 79 | C

finer details

Approximate Gross Internal Area (including garage):
136.6 sq m / 1470 sq ft



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.



01159 505 444
nottingham@digbyandfinch.com
12 Main Road, Radcliffe on Trent, NG12 2FH

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