



**24a Lorne Grove, Radcliffe on Trent,
Nottingham, NG12 2FX**

Offers In Region Of £300,000
Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached House
- Refurbishment Opportunity
- Conservatory
- 2 Double Bedrooms
- Driveway and Garage
- No Chain
- Large Lounge Diner
- Breakfast Kitchen
- Bathroom Plus En-suite
- Front and Rear Gardens

A unique opportunity to purchase this individual detached home, occupying a highly convenient location within walking distance of the village centre and offered for sale with the advantage of no chain.

The property requires updating and refurbishment throughout, offering buyers a great opportunity to update and re-model a home to their own taste and specification. The spacious accommodation in brief comprises an entrance hall, a particularly large L shaped lounge/diner, a uPVC conservatory and a fitted breakfast kitchen whilst to the 1st floor are 2 double bedrooms and a 4-piece bathroom plus en-suite.

Driveway parking sits to the front of the single garage and gardens include a small frontage and an enclosed rear and viewing is highly recommended to appreciate the superb potential on offer.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator, a door into the kitchen and a door into the lounge diner.

LOUNGE DINER

A large L shaped lounge diner with two central heating radiators, an open fire with a raised hearth, coved ceiling and spotlights, a uPVC double glazed window to the rear aspect, uPVC double glazed French doors onto the gardens, a spiral staircase to the first floor, a door into the kitchen and uPVC sliding patio doors into the conservatory.

CONSERVATORY

A P shaped conservatory of uPVC construction with French doors leading onto the gardens.

KITCHEN

Fitted with a range of base and wall cabinets with cupboards and drawers, worktops and tiled splashbacks, an inset one and a half bowl sink with mixer tap and a built-in Bosch oven with microwave oven above, a four zone four ring gas hob with chimney style extractor hood over and integrated dishwasher by Neff. Tiled flooring, central heating radiator, space for appliances, plus a uPVC double glazed window to the side and front elevations. The Glow-worm central heating boiler is concealed within one of the cupboards.

FIRST FLOOR LANDING

With an access hatch to the roof space and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above.

BEDROOM ONE

A large double bedroom with two central heating radiators, a uPVC double glazed window to the side aspect and a range of wall to wall fitted wardrobes.

EN-SUITE SHOWER ROOM

Fitted with a vanity wash basin with mixer tap and tiled splashbacks and a shower enclosure with mains fed shower. There is a central heating radiator, coved ceiling and a uPVC double glazed window to the front aspect.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the side aspect and a built-in wardrobe with sliding doors hanging rail and shelving.

BATHROOM

A four piece bathroom fitted with a pedestal wash basin with mixer tap, a close coupled toilet, a bidet with mixer tap and a bath with mixer tap. Tiling for splashbacks, towel radiator and a uPVC double glazed obscured window to the front.

GARDENS

The property occupies a mature plot with well stocked gardens to the front and gated access at the side of the driveway to the rear gardens.

DRIVEWAY & GARAGE

Double wrought iron gates at the front of the plot open onto driveway parking which stands in front of the single garage with an up and over door.

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

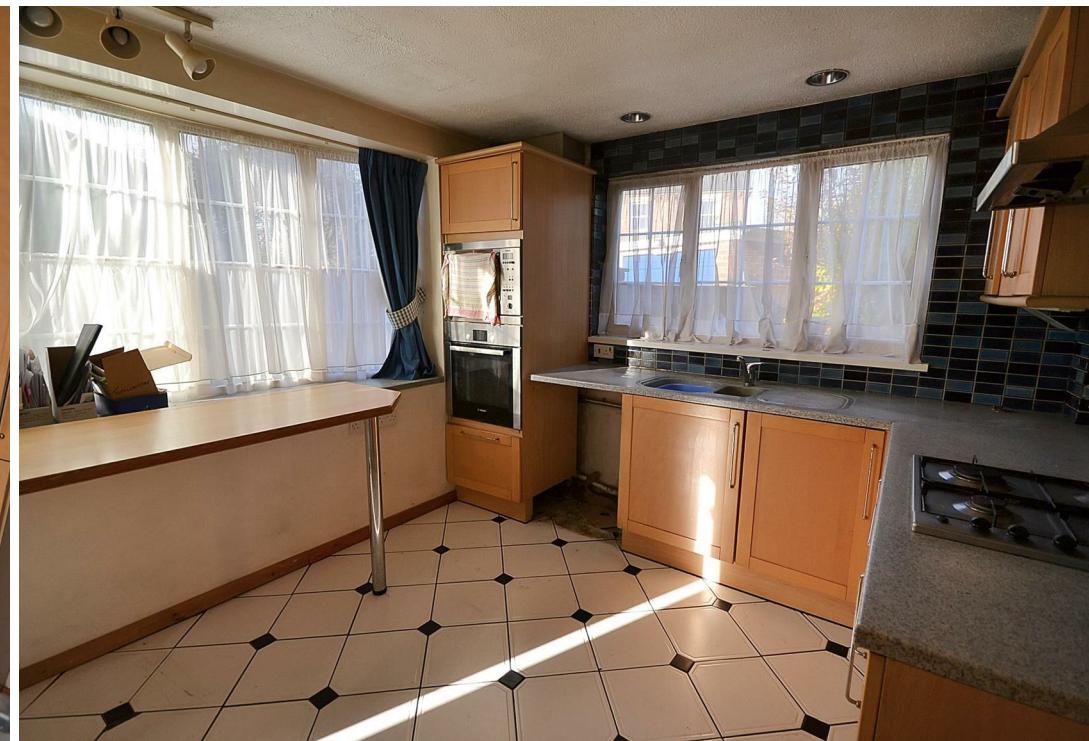
COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.







Approximate Gross Internal Area
1370 sq ft - 127 sq m



Whilst 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 for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC			
England & Wales			



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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