



18 Lorne Grove, Radcliffe on Trent,  
Nottingham, NG12 2FX

Guide Price £380,000

Tel: 0115 9336666

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



- Attractive Period Home
- Refurbishment Opportunity
- 2 Large Reception Rooms
- Ground Floor W/C
- 1st Floor Bathroom
- No Chain
- Spacious 3-Storey Accommodation
- Dining Kitchen
- 4 Double Bedrooms
- Driveway and Gardens

A superb opportunity for buyers to purchase an attractive period home, occupying a convenient location and offered for sale with the advantage of 'No Chain'

The property requires general updating and offers buyers great scope to modernise a property to their own taste and specifications and is priced accordingly, with the 3 storey accommodation in brief comprising: entrance hall, 2 spacious reception rooms and a dining kitchen with small utility/porch and useful ground floor W/C off. There are 4 double bedrooms and the family bathroom across the 1st and 2nd floors whilst outside is driveway parking and gardens to the front and rear.

### ACCOMMODATION

An entrance door leads into the entrance porch.

### ENTRANCE PORCH

With a glazed door into the entrance hall.

### ENTRANCE HALL

With two central heating radiators, cornicing picture rail and decorative corbels, a spindled staircase rising to the first floor.

### LOUNGE

A spacious bay fronted reception room with original cornicing to the ceiling, two central heating radiators, a single glazed sliding sash window to the front aspect and an Adam style fireplace housing a floor-standing coal effect gas fire.

### DINING ROOM

With two central heating radiators, original cornicing to the ceiling and a single glazed sliding sash window to the rear aspect.

### DINING KITCHEN

With tiled flooring, a central heating radiator, single glazed windows to both the side and rear aspects and a useful understairs storage cupboard. Fitted with a range of base and wall cabinets with cupboards and drawers, rolled edge worktops, tiled splashbacks, a stainless steel sink unit with mixer tap, space for appliances including gas cooker point.

### UTILITY/REAR PORCH

With tiled flooring, central heating radiator, a part glazed door to the outside and plumbing for a washing machine.

### SIDE LOBBY

With part glazed door to the outside and a door into the ground floor W/C.

### GROUND FLOOR W/C

Fitted in white with a pedestal wash basin with mixer tap and tiled splashbacks plus a close coupled toilet, central heating radiator, tiled flooring and a single glazed window to the rear aspect.

### FIRST FLOOR LANDING

With a central heating radiator and a staircase rising to the second floor.

### BEDROOM ONE

A large double bedroom across the front of the property with two central heating radiators and two single glazed sliding sash windows to the front aspect.

### BEDROOM TWO

A large double bedroom with two central heating radiators and a single glazed window to the rear aspect.

### BEDROOM THREE

A double bedroom with a central heating radiator and a single glazed sliding sash window to the rear aspect.

### BATHROOM

A four piece bathroom fitted with a low level toilet, a pedestal wash basin with hot and cold taps and a cast iron bath with mixer shower tap. There is a corner shower cubicle with shower and body jets. Tiling for splashbacks, a central heating radiator, single glazed sliding sash window to the side aspect and a cupboard for storage and housing the Biasai combination boiler.

### BEDROOM FOUR (LOCATED ON THE SECOND FLOOR)

A large double bedroom with two central heating radiators, access to the eaves for storage and a single glazed window to the side aspect.

### DRIVEWAY PARKING

Double wrought iron gates at the front of the property lead onto a paved driveway to the front of the plot.

### GARDENS

There is a small walled frontage and access along the side of the property to the rear garden which is abounded by timber panelled fencing and red brick walling including a shaped lawn, a timber shed and a timber summerhouse.

### 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 C.

VIEWINGS

By appointment with Richard Watkinson & Partners.



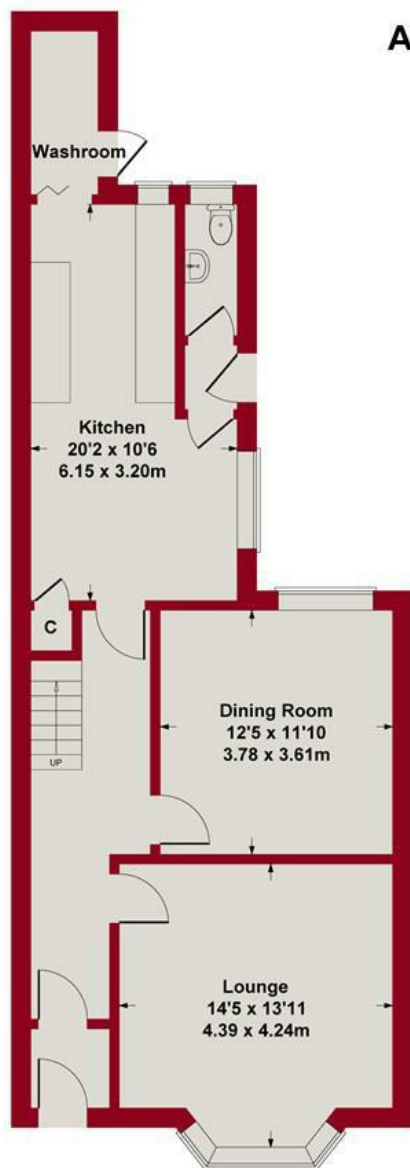








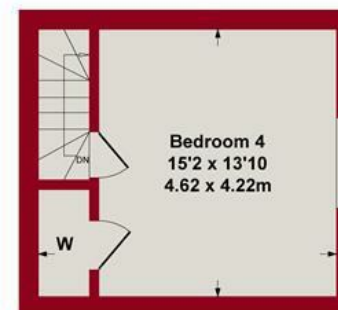
**Approximate Gross Internal Area  
1616 sq ft - 150 sq m**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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. 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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



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		
	49	79
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers