

20 Lorne Grove

RADCLIFFE ON TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2FX

Built around 1910, this striking Edwardian semi-detached home is a beautiful example of the period's architecture, combining original character with thoughtful modern enhancements. In 2012, the property underwent a substantial programme of extension and modernisation, including the creation of the impressive open plan dining kitchen, the addition of a garage, and the replacement of most windows. Designed by Tracey Longworth and completed by Regency Builders, the works have been carried out to a high standard, blending contemporary convenience with period charm.

Retaining many original features, such as high ceilings and decorative wrought iron fireplaces in all four bedrooms, the house offers a welcoming balance of elegance and comfort. Well-proportioned rooms, including a sitting room, dining room, and a large open plan dining kitchen, provide excellent flexibility, while off-street parking, a generous rear garden, and close proximity to the village centre make this an exceptional family home.





welcome home

Double wooden doors open into a charming porch, complete with a tiled floor in keeping with the era of the property. From here, a striking stained glass front door leads into the reception hall, where an engineered oak floor flows through to the ground floor rooms. Stairs rise to the first floor, and an understairs cupboard provides practical storage. A door opens into the cloakroom, fitted with a sensor light, tiled floor, wash hand basin and WC.

To the front of the property lies the formal sitting room, a warm and inviting space featuring a large bay window that floods the room with natural light. A multi-fuel burner set beneath a wood mantelpiece with slate hearth forms a focal point, creating a cosy atmosphere.

The engineered oak flooring continues into the formal dining room, positioned at the heart of the home. Currently used as a study, this versatile space could also serve as a snug or playroom. Glass doors open directly into the open plan dining kitchen, while a wood fireplace surround adds further character.





Spanning the entire rear of the property is the showpiece open plan dining living kitchen, extended and fitted in 2012. Designed as the heart of the home, this bright and spacious area is enhanced by a vaulted ceiling with Velux windows and a set of French patio doors framed within a large apex window, providing uninterrupted views over the garden. The generous dining area features a large fitted cupboard, ideal for housing crockery, while a comfortable sitting area is positioned to take advantage of the garden outlook.



The kitchen, installed by Unlimited Kitchens of Cotgrave, is fitted with light grey modern shaker units, pewter handles, and black speckled granite worktops. An island incorporates an inset ceramic sink, integrated dishwasher, breakfast bar seating for three, and ample storage. Appliances include two ovens—one NEFF and one BOSCH—a six-ring gas hob with stainless steel backsplash and NEFF extractor, and space for a freestanding American fridge freezer. A walk-in cupboard with tiled floor provides shelved storage with power points, perfect for keeping small appliances neatly out of sight.

A utility room to the rear of the kitchen offers further shelving, space for a stacked washing machine and tumble dryer, and a tiled floor.



and so to bed...

The first floor landing gives access to three bedrooms and the family bathroom.

The primary bedroom spans the entire width of the house, enjoying two beautiful sash windows and a striking wrought iron fireplace with decorative tiles and painted wood surround.



The second and third bedrooms both overlook the rear garden and feature their own wrought iron fireplaces. Both are double rooms, with the third being the smallest of the four yet still offering comfortable proportions.

The family bathroom is fitted with laminate flooring, a freestanding roll-top bath, corner shower, pedestal wash hand basin, WC, and towel radiator. A large fitted cupboard houses the combination boiler while providing excellent storage for towels and toiletries.





Stairs rise from the first floor to the fourth bedroom, which benefits from eaved ceilings and a side window that brings in natural light. A large cupboard offers excellent storage for clothes, while the room itself provides generous space for a double bed and additional furniture. A wrought iron feature fireplace adds a final touch of period charm.

grounds & gardens

The property is set back from the road behind a stone wall, with double gates opening onto a gravel driveway providing off-street parking for one vehicle. The garage, built in 2012, features barn-style doors, excellent ground floor storage, and vaulted storage above with lighting and electrics. Subject to the necessary consents, the vaulted space could offer potential for use as a home office.

The rear garden is of a generous size and predominantly laid to lawn, framed by mature hedging and well-stocked shrub borders. A patio area immediately to the rear of the house is ideal for outdoor dining or a bistro set, with a pathway running alongside the extension leading to the pedestrian door at the rear of the garage.





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, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler fitted. 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

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 61 | D

EPC potential: 78 | C

floorplan

Approximate Gross Internal Area: 180.4 sq m / 1942 sq ft

Garage: 18.8 sq m / 202 sq ft

Total: 199.2 sq m / 2144 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.