



2 Lorne Grove
RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2FX

Constructed circa 1900, this exceptional Victorian semi-detached residence presents an elegant blend of timeless period charm and carefully considered modern design. Arranged over three generous floors, the property offers beautifully balanced accommodation including an impressive open plan living dining kitchen, two reception rooms, five well-proportioned bedrooms and two bathrooms. Retaining an abundance of original features such as fireplaces, high ceilings and decorative coving, the home has been thoughtfully enhanced by the current owners during their 20-year tenure. Improvements include a substantial rear extension completed in 2009, creating a superb open plan living environment alongside the addition of a utility room and cloakroom, a stylish refurbishment of the primary bathroom, and professionally landscaped rear gardens.

Ideally positioned just a short stroll from the heart of the village, with its array of independent shops, cafés and public houses, the property further benefits from a block paved driveway providing off-street parking.



The front door opens into a striking reception hall, immediately setting the tone with its grand staircase rising to the first floor and distinctive Fired Earth tiled flooring underfoot. A useful cellar is accessed via a door beneath the stairs, offering practical storage space complete with lighting and electricity.





To the front of the property, the principal reception room is beautifully appointed, centred around a traditional fireplace with gas fire, complemented by deep skirting boards and a charming bay window overlooking the front garden. Mature boundary planting ensures a high degree of privacy while allowing for excellent natural light.



Positioned to the rear is the outstanding open plan living dining kitchen, extended to create a truly impressive and sociable space. The kitchen itself is fitted with a range of contemporary grey shaker-style cabinetry beneath polished concrete worktops, complemented by a feature tiled splashback. Integrated appliances include a dishwasher and a Smeg range oven with six-ring gas hob and extractor above, alongside a stainless steel one-and-a-half bowl sink. A generous pantry cupboard and space for a freestanding fridge freezer enhance practicality, while a breakfast bar with contrasting white Corian worktop incorporates a slimline wine fridge and seating for two.





The dining and sitting areas extend seamlessly from the kitchen, enjoying an abundance of natural light through large sliding glass doors that frame views across the rear garden. These doors open directly onto a decked terrace, ideal for indoor-outdoor living and entertaining. Architectural interest is added by an exposed brick feature wall and a pitched roof with Velux windows, enhancing both height and light within the space.



Accessed from the kitchen, the utility room is well-fitted with a range of units, a large sink with drainer, and space for laundry appliances. An external door provides convenient side access. A further door leads to the cloakroom, fitted with a wash hand basin and WC.

Double doors from the sitting area connect to a refined formal dining room, currently utilised as a study. This elegant space features a traditional stone fireplace with gas fire, a fitted cupboard with shelving, and wood flooring, offering both character and versatility.

Stairs rise from the entrance hall to a spacious first floor landing, which provides access to two double bedrooms and the primary bathroom, before continuing to the second floor. A walk-in cupboard houses the boiler and offers excellent additional storage.

Both bedrooms on this level are generously proportioned doubles, with the principal bedroom positioned at the rear and enhanced by a decorative cast iron fireplace.

The family bathroom has been stylishly renovated in 2017 to create a luxurious and contemporary space. It features electric underfloor heating, matt black fittings, and an oversized Lusso stone freestanding bath with handheld shower.

A particularly large walk-in shower is finished with striking hexagonal tiling and includes both rainfall and handheld shower fittings. A substantial vanity unit provides excellent storage alongside a wash hand basin and WC.





The second floor continues to impress with three further well-proportioned double bedrooms, two of which retain attractive period fireplaces, adding to the home's character and charm.

A second bathroom serves this level and is fitted with a bathtub with handheld shower attachment, wash hand basin and WC, providing convenience for family living or guests.



grounds & gardens

To the front, the property is enclosed by a low boundary wall with wrought iron railings, behind which lies a neatly maintained lawn. A block paved driveway provides off-road parking for one vehicle.

Side access is available via a wrought iron gate, leading to the utility room entrance and continuing through to the rear garden.

The rear garden has been thoughtfully landscaped to create a series of attractive and functional outdoor spaces. Immediately to the rear of the house is a decked seating area, ideal for entertaining. Beyond lies a lawn, while a second patio area positioned in the far corner offers an alternative seating or dining space, enclosed by white rendered walls. The garden is bordered by a combination of fencing and walling, with established planting along the right-hand boundary adding maturity and privacy.





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. 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: |

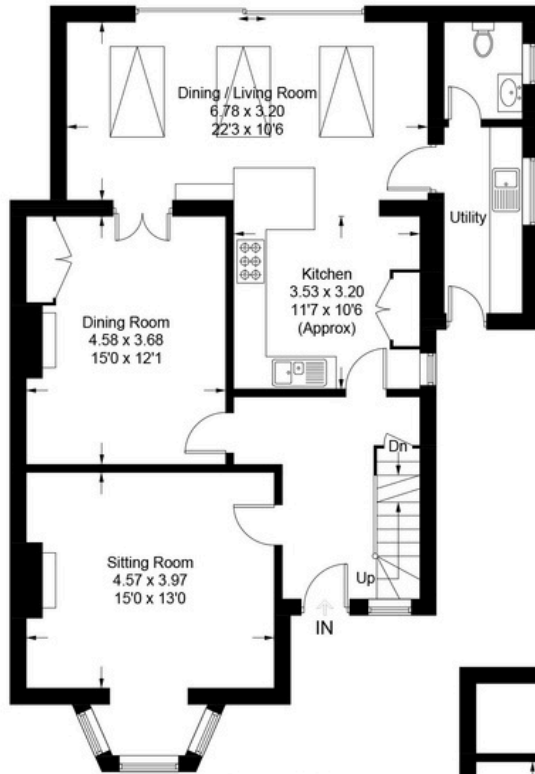
EPC potential: |

finer details

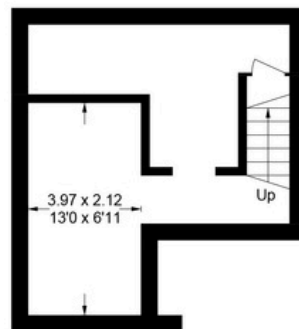
Approximate Gross Internal Area: 214.0 sq m / 2303 sq ft

Cellar: 21.5 sq m / 231 sq ft

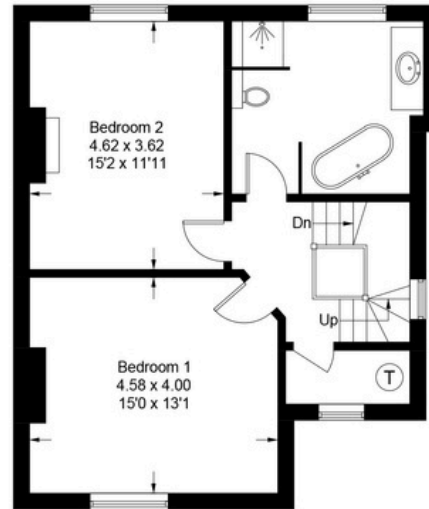
Total: 235.5 sq m / 2534 sq ft



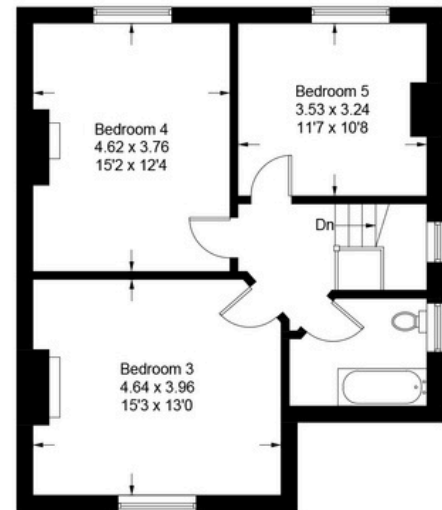
Ground Floor



Cellar



First Floor



Second Floor

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.



Digby & Finch

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