



23 Sydney Grove
RADCLIFFE ON TRENT

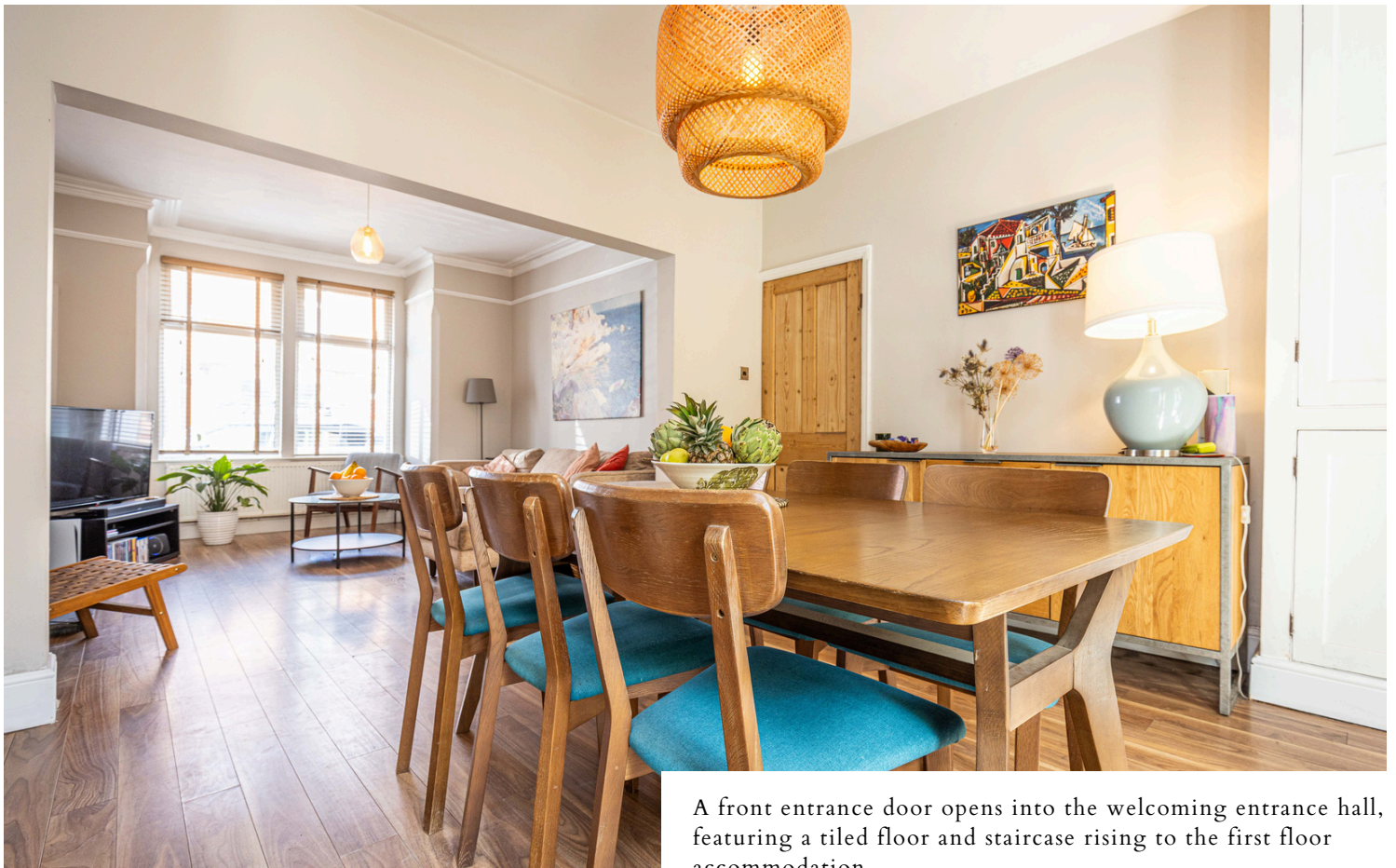
23 Sydney Grove

RADCLIFFE ON TRENT, NOTTINGHAMSHIRE, NG12 2BH

A handsome Victorian semi-detached residence enjoying a delightful position within easy walking distance of the village centre, where an excellent range of independent shops, coffee houses and traditional public houses can be found. The property offers generous and versatile accommodation arranged over two floors, blending period charm with practical family living. Character features including bay windows and feature fireplaces sit comfortably alongside well-proportioned living spaces and a mature private rear garden with useful outbuildings. The property has also benefitted from significant recent improvements including a new roof and external wall insulation, enhancing both efficiency and long-term peace of mind.

The location is particularly well placed for commuters and families alike, benefiting from excellent transport connections to the city centre together with convenient access to the A46 and A52, providing onward links across Nottinghamshire and beyond. Public transport links are also readily available nearby, making the property ideally positioned for those requiring ease of travel whilst still enjoying the convenience and atmosphere of village life.





A front entrance door opens into the welcoming entrance hall, featuring a tiled floor and staircase rising to the first floor accommodation.



The principal reception space is formed of an open plan living and dining arrangement, creating an excellent sociable environment for both everyday living and entertaining. The living area enjoys a bay window to the front elevation together with a feature fireplace, whilst the dining space provides ample room for formal dining and entertaining guests.

The kitchen is fitted with a range of base and wall mounted units providing useful storage and preparation space. There is space for a freestanding cooker with extractor hood over, space for an American style fridge freezer and a sink unit with mixer tap. A door leads directly out to the rear garden, whilst a further door to the rear of the kitchen gives access to the downstairs cloakroom fitted with WC facilities.





Stairs rise from the ground floor to the first floor landing, providing access to bedroom three and the family shower room. A small step leads to a further landing area giving access to the principal bedroom and bedroom two.

The principal bedroom is positioned to the front of the property and benefits from a feature fireplace, adding further character and charm to the room. Bedroom two is another well-proportioned double room, also featuring an attractive fireplace. Bedroom three offers flexibility for use as a child's bedroom, guest room or home office.

The shower room is fitted with a WC, wash hand basin and a large shower cubicle, serving the bedrooms comfortably.





grounds & gardens

To the front of the property there is a block paved driveway providing off street parking, together with side access leading via a pedestrian gate to the rear garden.

The rear garden enjoys a private and mature aspect, offering an excellent outdoor space for entertaining and family enjoyment. A paved patio seating area leads onto a lawned garden with space for a greenhouse, whilst two attached outbuildings provide excellent additional storage, including one larger garden store and a smaller ancillary store.

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 fired central heating. 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

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft
Outbuildings = 5.2 sq m / 56 sq ft
Total = 106.4 sq m / 1145 sq ft



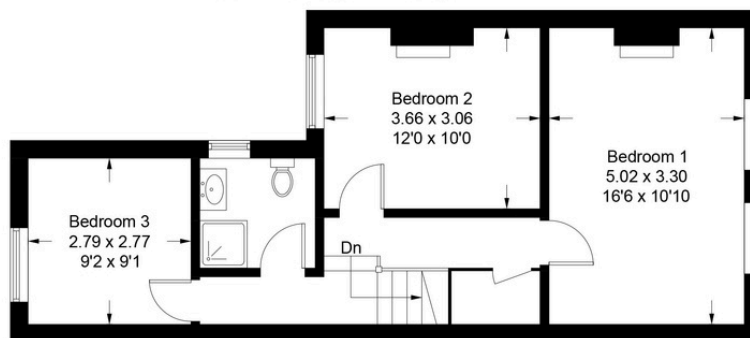
Local Authority:
Rushcliffe Borough
Council
Council Tax Band: B

Tenure: Freehold

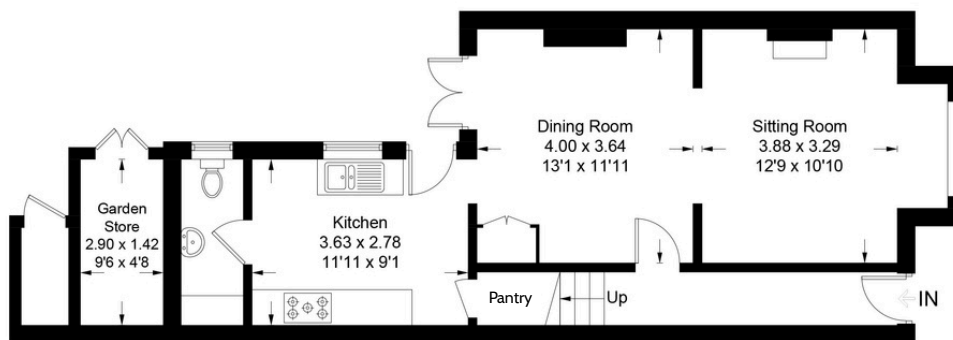
EPC rating: 77 | C
EPC potential: 83 | B

Possession: Vacant
possession upon
completion.

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.



First Floor



Ground Floor



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