



11 Lamcote Gardens
RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent,
Nottinghamshire, NG12 2BS

Having undergone an extensive programme of renovation and extension since 2024, this exceptional, detached, four bedroom, family home has been transformed to an outstanding standard throughout.

Virtually every aspect of the property has been thoughtfully updated, including a new roof, replacement windows and doors, complete rewire, new central heating system and beautifully appointed kitchen and bathrooms, resulting in a home that is ready to move straight into. Stylishly finished with luxury vinyl tile flooring across the ground floor, elegant plantation shutters and a timeless palette of Valspar's 'Goosefeathers', the property offers beautifully balanced accommodation centred around an impressive open-plan living space.

Outside, generous driveway parking, an oversized garage, 20ft storage shed and a landscaped rear garden complete this superb family home.







Step Inside

The property is entered via a newly constructed entrance porch, finished with an attractive feature tiled floor, which opens into a welcoming reception hall. A staircase with newly installed handrails rises to the first floor, whilst a useful understairs cupboard provides practical storage.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family living space, thoughtfully designed to create an exceptional environment for modern family life and entertaining. The beautifully appointed Howdens kitchen is fitted with Elmbridge Porcelain hardwood shaker-style cabinetry featuring elegant curved corner units, complemented by antique brass handles and generous work surfaces. A central island provides seating for up to four people, creating the perfect spot for informal dining or socialising, while the Belfast sink is positioned beneath the rear-facing window and served by a black Quooker instant boiling water tap. Integrated appliances include a Lamona full-height fridge and matching freezer, dishwasher and wine fridge, whilst a Rangemaster Infusion range cooker with concealed extractor above forms an impressive focal point. A refuse cupboard and an abundance of deep drawers provide exceptional everyday storage.





Flooded with natural light from two large roof lanterns positioned above the kitchen and dining areas, the space flows effortlessly into the living area, with expansive sliding glazed doors opening directly onto the rear garden to create a seamless connection between inside and out.

Adjoining the kitchen is a practical utility room, fitted with matching Wickes cabinetry, laminate worktops and a stainless steel sink. There is dedicated space for stacked LG washing machine and tumble dryer, together with an external door providing convenient side access.

A contemporary cloakroom is fitted with a floating WC and vanity wash hand basin with storage beneath.

Positioned at the front of the property is a versatile home office, offering generous proportions and the flexibility to serve as a fifth bedroom if required.

Completing the ground floor is a cosy snug situated to the rear of the property, creating an ideal television room or children's playroom. Finished with fitted plantation shutters and carpeting, it offers an excellent secondary reception space away from the main family living area.





And so to bed

The staircase rises to a spacious first-floor landing giving access to four well-proportioned bedrooms and the family bathroom.

The principal bedroom is a generous double room benefiting from a contemporary en suite shower room comprising a large walk-in shower with both rainfall and handheld shower heads, a vanity wash hand basin and WC.

The remaining accommodation includes two further spacious double bedrooms, one enjoying an attractive outlook over the rear garden, together with a well-proportioned single bedroom.

The family bathroom has been beautifully appointed with a freestanding slipper bath, separate corner shower with rainfall and handheld shower heads, vanity wash hand basin and WC, creating a luxurious space for everyday family living.

Additional storage is provided by boarded loft spaces above both the main house and the utility room.





Gardens

To the front of the property, a block-paved driveway provides off-road parking for up to four vehicles and leads to the oversized single garage, which offers excellent storage space together with additional room to the rear for a workshop or further storage.

The rear garden has been thoughtfully landscaped to provide a wonderful space for both entertaining and family life. A generous Indian sandstone patio extends directly from the house, creating the ideal setting for outdoor dining, whilst the central lawn is bordered by gravelled planting beds that add colour and texture throughout the seasons. To the rear of the garden is a substantial 20ft timber shed together with an attractive summer house, all enclosed by fenced boundaries to create a private and secure outdoor environment.

Local Area

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.



Finer Details

Approximate Gross Internal Area: 166.3 sq m / 1790

Garage: 16.7 q m / 180

Total: 183.0 sq m / 1970

Local Authority: Rushcliffe Borough Council

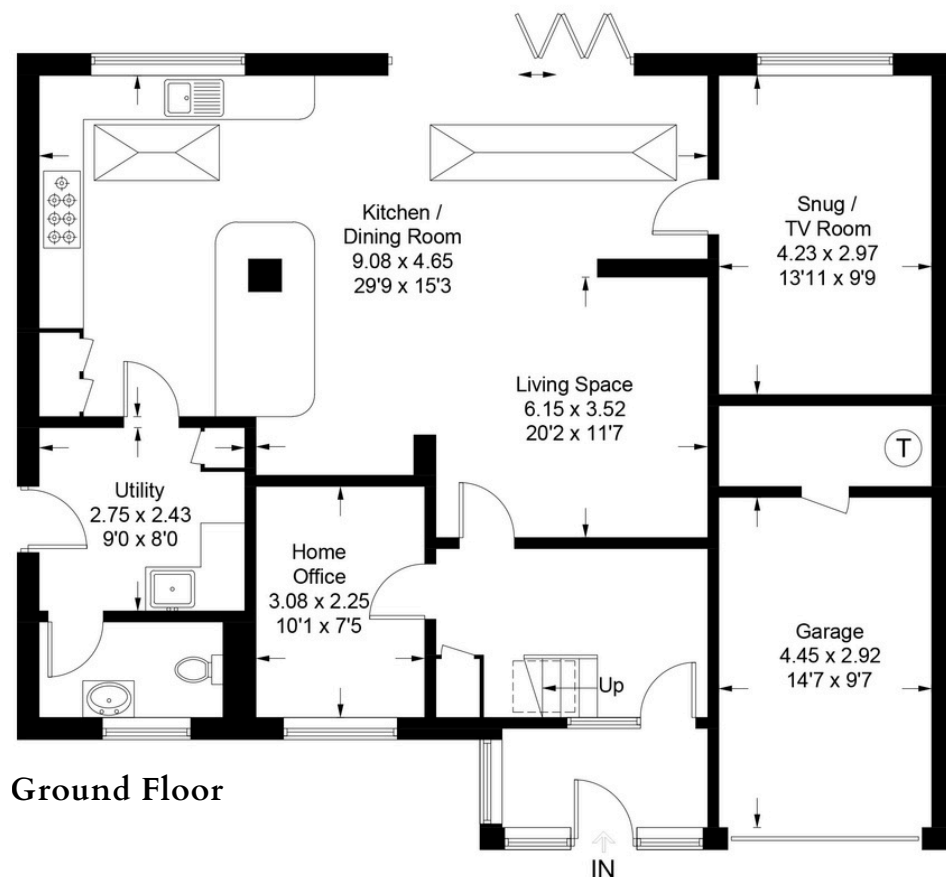
Council Tax Band: D

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 79 | C

EPC Rating Potential: 82 | B



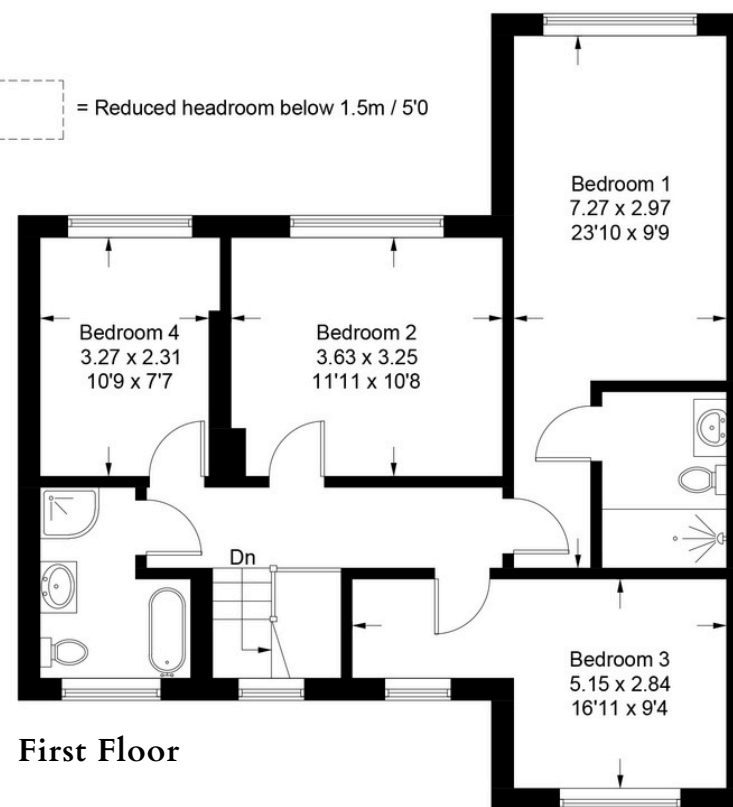
Services: Mains water, drainage, and electric are understood to be connected. The property has gas central heating. None of the services nor appliances have been checked by the agent.

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.

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.



= Reduced headroom below 1.5m / 5'0"





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