



The Laurels
RADCLIFFE-ON-TRENT

THE LAURELS

2 Nottingham Road, Radcliffe-On-Trent,
Nottingham, NG12 2BT

A highly individual period home, occupying a generous corner plot with mature gardens wrapping around the house. With handsome brick elevations and a distinctive double-fronted façade, the property provides approximately 2,642 sq ft of accommodation together with a further 524 sq ft of outbuildings.

The house is understood to have origins dating from the early nineteenth century with later Victorian additions contributing to the property seen today. Period features remain throughout, including exposed timbers, traditional doors, fireplaces and bay windows, complemented by a conservatory added in approximately 2001 and a kitchen and substantial family extension completed in 2011.

Offered to the market for the first time in over thirty years, this is a rare opportunity to acquire a distinctive period home combining generous and versatile accommodation, including four bedrooms and a choice of characterful reception spaces, with extensive parking, useful outbuilding, and established wrap-around gardens.







Step Inside

The everyday entrance is from the driveway into a generous entrance area, providing a practical and welcoming arrival to the house and opening directly into the impressive open-plan kitchen/living/dining space. The kitchen occupies the traditional part of the house, while the adjoining living and dining areas were added in 2011, creating a generous and sociable heart to the home.

The Omega kitchen was refitted in 2011 and has a distinctly traditional feel, with Shaker-style cabinetry, laminate work surfaces and a ceramic single-bowl sink and drainer with mixer tap. A black Rangemaster provides a focal point, complemented by a recently replaced integrated dishwasher and space for an American-style fridge freezer. Exposed ceiling beams add further character, while oak-effect flooring continues through the space.

A breakfast bar creates a natural transition into the extended living and dining area, where a vaulted ceiling and rooflight enhance the sense of space. The room is dual aspect, with glazed double doors and adjoining windows opening directly onto the rear patio and garden, making this a particularly appealing space for everyday family life and entertaining.

A ground-floor shower room is conveniently positioned off this part of the house and is fitted with a corner shower, WC and wash basin with vanity storage beneath.

Moving into the older heart of the house, the central hallway connects the principal reception rooms, with the original staircase rising to the first floor. Original early Victorian small square quarry tiles are understood to remain beneath the existing floor covering, while the hall also gives access to the formal front entrance.





The snug is a characterful reception room with exposed ceiling beams and original butcher's hooks, together with a recessed fireplace. An under-stairs cupboard provides useful storage, while glazed doors lead into the conservatory.

Added in approximately 2001, the conservatory provides a generous living space with extensive glazing and an attractive tiled floor with a feature centre. Doors open directly onto a garden patio, creating a pleasant connection with the outside.

Also accessed from the central hall is the utility room, fitted with a generous range of cabinetry and a stainless-steel sink and drainer, together with under-counter space for three to four appliances.

The original double-fronted portion of the house provides two particularly appealing reception rooms, both with bay windows incorporating sash windows and overlooking the front garden. One of these rooms, currently used as an office and formerly used as a dining room, has an open fireplace with tiled detailing and a timber surround. Timber flooring is understood to remain beneath the existing carpet.

Across the hall, the well-proportioned formal sitting room has exposed timber floorboards and a substantial brick fireplace with tiled hearth and open fire, providing an attractive focal point to the room.





And so to bed

The original staircase rises to the first-floor landing, from which the principal bedrooms are accessed.

To the front are two particularly generous double bedrooms. Bedroom One has an original built-in double cupboard, together with modern fitted wardrobes, and a cast-iron open fireplace. Bedroom Two features an ornate timber fireplace surround, which is purely decorative.

A secondary landing leads towards the remaining bedrooms and provides two useful cupboards, one housing the hot-water tank and Worcester boiler, installed in 2021, and the other forming a large walk-in store.

The family bathroom is fitted with a freestanding claw-foot bath, WC and an extensive vanity arrangement incorporating the wash basin and storage, complemented by attractive patterned flooring.





Bedroom Three is another good double room with an original built-in full-height cupboard and an open cast-iron fireplace with timber surround.

The separate shower room has a corner enclosure with electric shower, WC and wash basin, together with tiled flooring and half-height wall tiling.

Bedroom Four is a generous single room.



Gardens

Occupying a generous corner plot, the property has established wrap-around gardens, with areas of lawn, mature trees and well-established planting creating an attractive sense of privacy and enclosure. Timber gates open from the tarmac drive into a broad gravel driveway and courtyard, providing extensive parking and ample turning space. An electric-powered Victorian lamp post provides an interesting period feature.

Immediately outside the kitchen and family area is a paved terrace, providing a natural setting for outdoor dining and entertaining. A second patio area is located off the conservatory.

The gardens extend into generous lawns, together with a wildflower area containing cherry plum trees and a separate rockery. Elsewhere an established selection of fruit trees includes apple, plum and pear add to the character of the gardens.

A low fence and arbour lead into a further, more secluded area of lawn, complete with a garden shed and playhouse. This part of the garden would lend itself particularly well to vegetable growing, while still leaving ample space elsewhere for recreation and entertaining. The combination of brick walls, fencing and mature planting creates a secure garden particularly well suited to children and dogs.

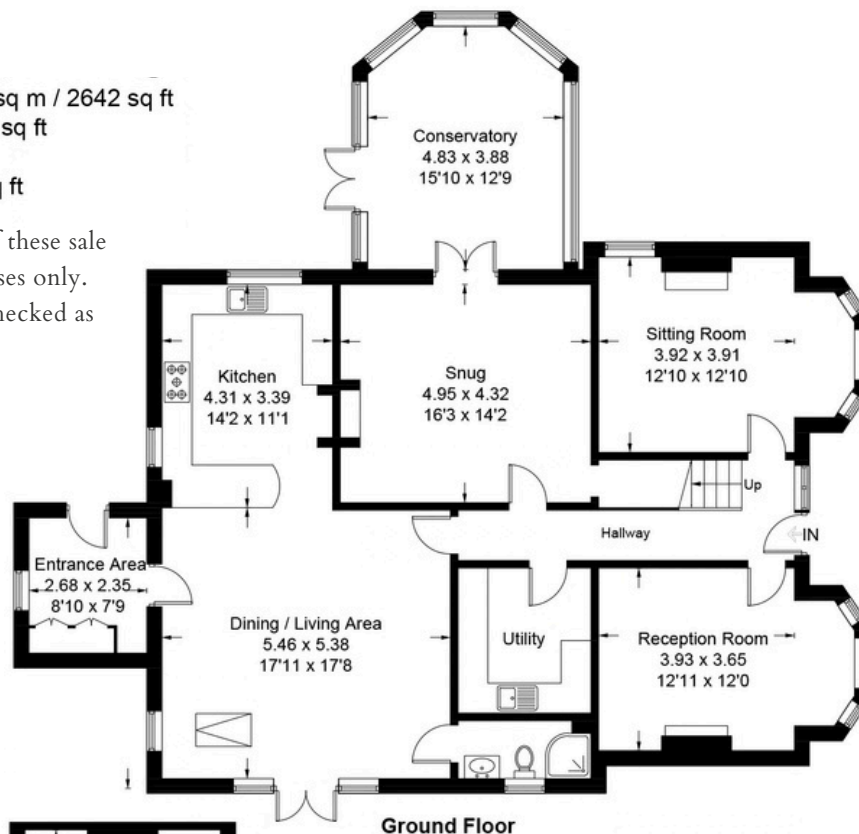
Beyond the driveway is a traditional brick-built former stable block extending to approximately 524 sq ft. Arranged in three sections, the central area retains two original mangers and troughs together with its original cobbled floor. The slate roof was replaced in 2017. Offering extensive storage and considerable versatility in its present form, the building also offers excellent potential for the future, subject to any necessary consents.



Approximate Gross Internal Area = 245.5 sq m / 2642 sq ft
Outbuilding = 48.7 sq m / 524 sq ft

Total = 294.2 sq m / 3166 sq ft

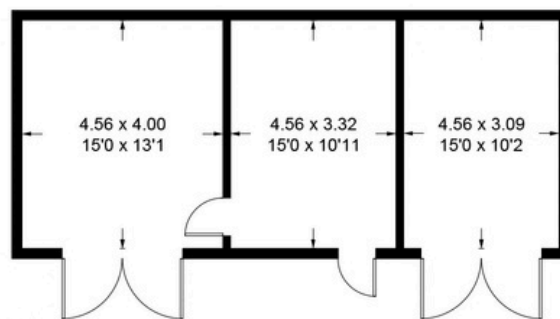
The site and floor plans forming part of these sale particulars are for identification purposes only.
All relevant details should be legally checked as appropriate.



Ground Floor



First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

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.

Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired 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.

Finer Details

Local Authority: Rushcliffe Borough Council
Council Tax Band: F

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 65 | D
EPC Rating Potential: 79 | C



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