



12 Saskatoon Close

RADCLIFFE-ON-TRENT

# 12 SASKATOON CLOSE

Radcliffe-On-Trent, Nottingham, NG12 2EJ

Situated in the well-regarded village of Radcliffe-On-Trent, this well-maintained 3-bedroom semi-detached house is beautifully arranged with a single garage and an expansive private garden. This delightful family home has been thoughtfully modernised and impeccably maintained, benefiting from a reconfiguration of the ground floor to create a fantastic open plan space that includes a new kitchen along with stylish decoration throughout and a new bathroom.

The front door opens into a welcoming reception hall with feature pattern vinyl flooring, stairs rising to the ground floor and doors into the living room and kitchen.







A wrap around open plan concept space makes up the remainder of the ground floor with clearly sectioned spaces for the kitchen, dining and sitting rooms. To the front of the property is a well-proportioned sitting room with large window to the front. A feature white painted brick fireplace surround with stacked logs and oak mantel creates a fabulous focal point to the room.

Wood effect laminate click tile flooring extends round the corner into the dining area which occupies the rear of the property along with the kitchen. Fitted with cream modern shaker units that are complimented by brushed pewter finishings, feature tile backsplash and laminate countertops. Kitchen appliances include a double oven, 4-ring gas hob and an integrated slimline dishwasher. There is free standing space for a fridge/ freezer and undercounter space for a washing machine. Located under a large window overlooking the rear garden is a LAMONA composite one and a half bowl sink with spray mixer tap and draining board. The kitchen also benefits from an external door into the rear garden and understairs cupboard.





## heading upstairs

Stairs rise to the first-floor landing that provides access to three bedrooms and the bathroom. An airing cupboard houses the combination boiler.

To the front of the property is the large master bedroom benefitting from sliding doors fitted wardrobes. The second bedroom is another well proportioned double bedroom, whilst the third, a very generous single, is arranged as a dressing room with large wardrobes and over stairs cupboard with hanging rail.

Completing the first floor accommodation is the refurbished bathroom with sleek black marble effect panelling to the bath with shower over and glass screen door, pedestal sink, towel radiator and WC.





## gardens

To the front of the property is a driveway with parking for two vehicles leading to the single garage. The remainder of the front of the property is laid to lawn with low planting in front of the living room window and to the right boundary. A fence separates the front and rear gardens with a pedestrian gate providing access.

The expansive rear garden benefits from a large patio directly behind the house providing an excellent seating area, Towards the left of the garden is a further patio, next to a fantastic children's play area set on birch surface. The bottom corner of the garden, set behind a low fence has been kept wild whilst the majority of the remainder of the garden has been laid to lawn with hedge rear border and fencing to either side.

## 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 enjoys good road access via the A52 to the A46 Fosse Way. 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, gas, electricity and drainage are understood to be connected. There is gas-fired central heating with a combination 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.

**Agents Note:** We are aware that there is a covenant restricting extension/ alterations on the property however to our knowledge the company holding the covenant does not have anybody to enforce its obligations. As such should a future owner wish to conduct alterations/ extensions, they should send a recorded letter to the company to inform them before proceeding.





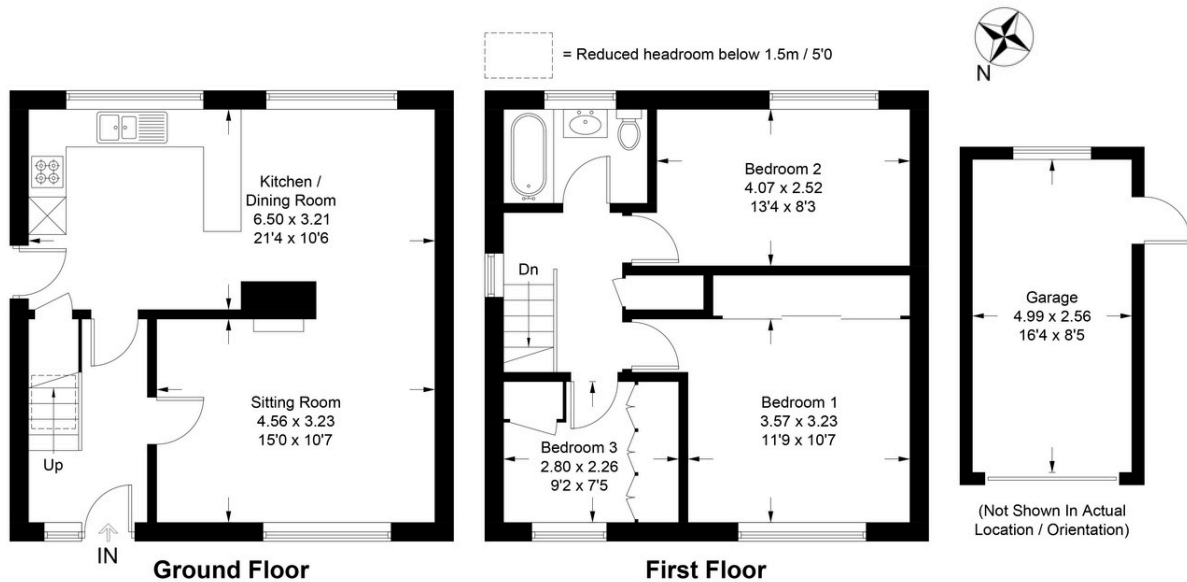
# floorplan

## Approximate Gross Internal Area:

86.0 sq m / 926 sq ft

**Garage:** 12.7 m / 137 sq ft

**Total:** 98.7 sq m / 1063 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.

**EPC rating:** 72 | C  
**EPC potential:** 85 | B

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** C

**Tenure:** Freehold  
**Possession:** Vacant possession upon completion.