



26 PADDOCK CLOSE
Radcliffe-On-Trent, Nottinghamshire, NG12 2BX

 Digby & Finch
ESTATE AGENTS

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Nottinghamshire, NG12 2BX

Situated on a quiet cul-de-sac and occupying an impressive corner plot is this generously proportioned three-bedroom detached family home built in the early 1960's.

Internally the property benefits from an open plan living/ dining room, kitchen to the rear, three bedrooms and a family bathroom with the fantastic opportunity for modernisation, making it a versatile canvas for creating a purchasers dream home. Externally, due to its position on a corner plot, the property benefits from a single garage, car port and well proportioned gardens.

Within the last year, the current owners have fitted new cladding to the top of the house, along with guttering including downpipes and a new roof to the garage and car port.

ground floor

The main door, located to the side of the property, opens into a welcoming reception hall with stairs rising to the first floor and doors to the living room, dining room and kitchen.





Spanning the entire front of the property, with large window looking over the generous front lawn is a lovely sitting room. An exposed brick fireplace with gas fire provides the perfect focal point to the room, whilst separating the living and dining areas, as the room wraps around the fire to create an open plan living/ dining room. The dining area is well proportioned with space for a dining table and ancillary furniture.

To the rear of the property is the kitchen featuring a range of base and wall cabinetry under laminate worktops, with stainless steel sink and mixer tap over. There is space for a free standing fridge freezer and double oven, as well as undercounter space for a washing machine, fridge and tumble dryer. An external door provides access to the rear garden.

first floor

Stairs rise to the bright first floor landing, providing access to the three bedrooms and family shower room.

The large principal bedroom is located to the front of the property, benefitting from a wall of fitted wardrobes that includes a dressing table. Also to the front is the smallest of the bedrooms, which is still a well-proportioned double, benefitting from a built in cupboard.

At the rear of the property is the final bedroom, another large double room, benefitting from a large cupboard, as well as the family shower room. The fully tiled shower room is fitted with a walk in shower, wash hand basin and WC.





grounds

Located at the end of a quiet cul-de-sac, the property occupies a generous corner plot with a large front (right hand side) garden predominantly laid to lawn and featuring hedged borders.

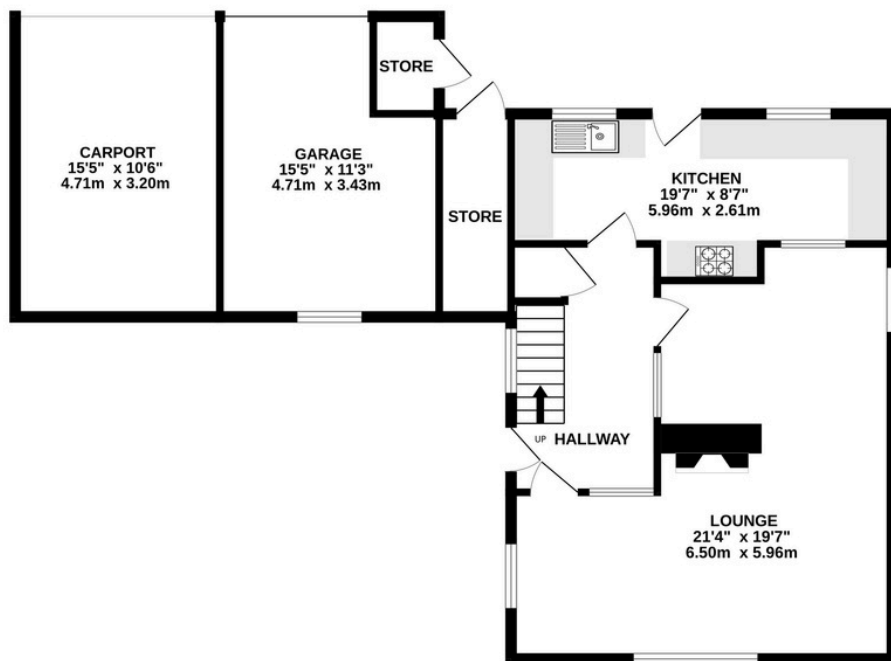
To the side (front) of the property is a paved driveway set behind a five bar wooden gate, providing off street parking for one vehicle and leading to the front door.

Accessed from the rear (via Paddock Close) are the single garage and a shielded car port. Also at the rear (left hand side) of the property is a lovely garden, laid to lawn with excellent privacy from mature hedge borders. A pedestrian gate provides access to the road, whilst a door gives side access to the garage.

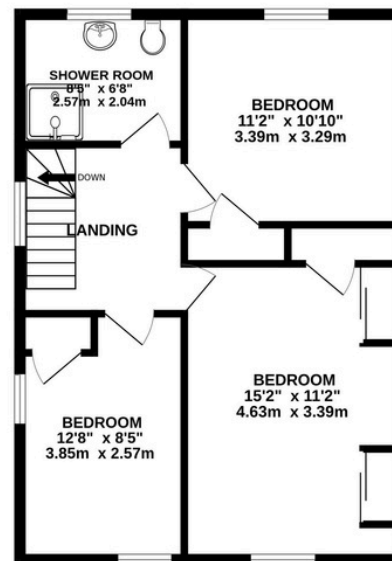
local amenities

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, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.





ground floor



first floor

services

Mains water, drainage, electricity are understood to be connected. The property has gas fired central heating, with a combination boiler fitted 8 years ago. 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: D

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 59 | D

EPC Rating Potential: 81 | B

floorplan

Approximate Gross Internal Area:

135.5 sq m / 1458 sq ft

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