



13 Prince Edward Crescent

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottingham, NG12 2DX

Presenting an excellent opportunity to purchase a generously proportioned bungalow within the well regarded Canadian estate of Radcliffe-on-Trent which is being offered to the market with no upwards chain.

This semi/ link detached property underwent an extensive schedule of modernisation in 2018 including an upgrade to the electrics, redecoration throughout, new floor and the fitting of a beautiful new kitchen and bathroom.



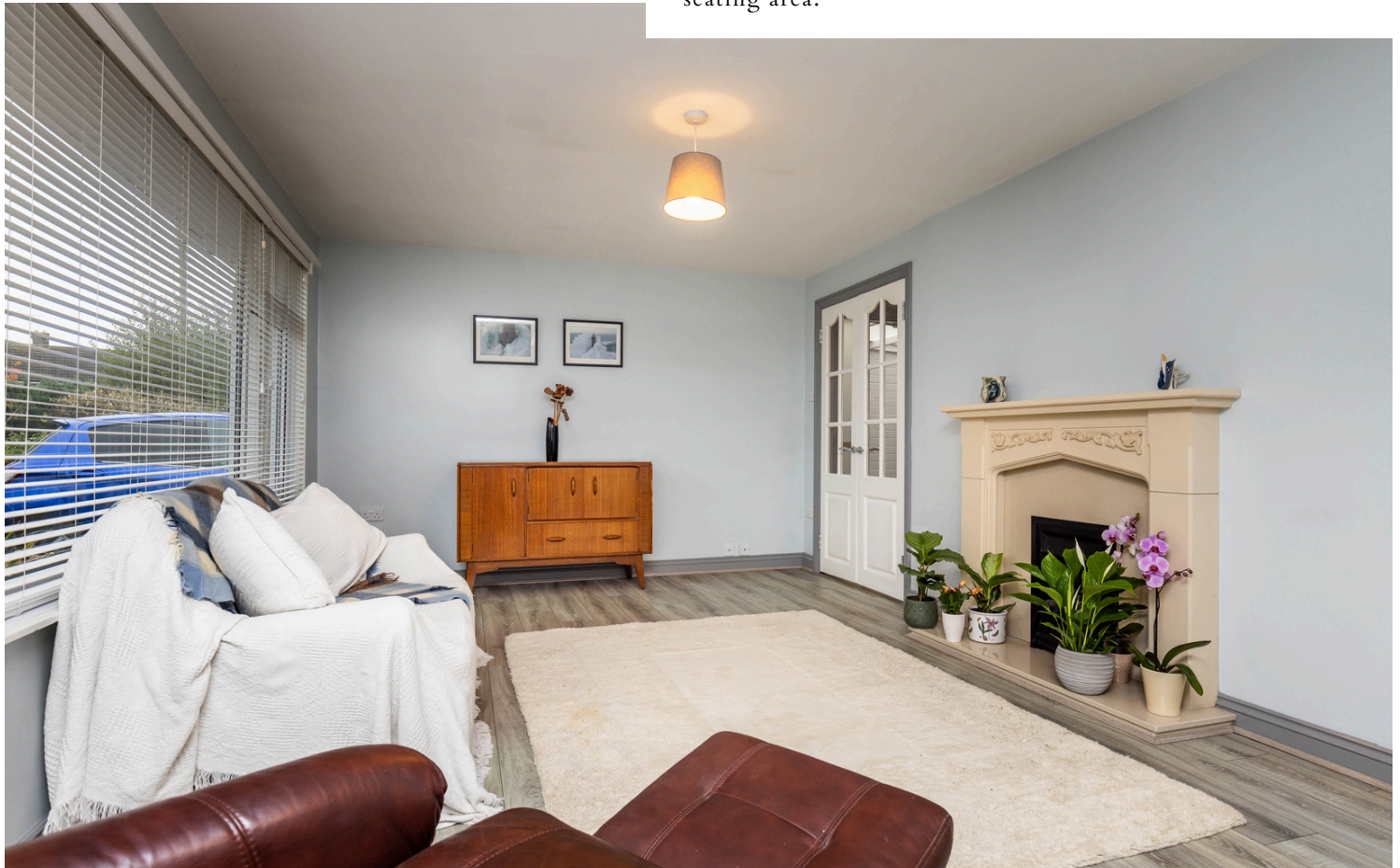


step inside...

The modern front door opens into a fabulous entrance hall that benefits from stylish Slate Effect Luxury Vinyl Tile flooring with doors to the rear garden, garage and first reception room.

The first reception room offers multiple uses as a snug, formal dining room, home office or hobby space with doors into the kitchen and primary reception room to the front. An exposed wall with industrial shelving creates a wonderful focal point to the space, opposite a window overlooking the rear garden.

To the front of the property is the exceptionally large primary reception room. Arranged as a sitting cum dining room this excellent, versatile space is perfect for relaxing or entertaining family and friends. Large windows to the front bathe this room in light, with lovely views across the green opposite. A gas fire with stone surround and granite hearth is a cosy feature in this seating area.





Fitted in 2018, the kitchen to the rear has an extensive range of white gloss, base and wall units perfectly accented by brushed chrome handles and stone effect laminate worktops. Kitchen appliances include a NEFF Slide and Hide single oven and four ring electric hob with extractor fan over. In addition to this there is undercounter space for a washing machine and dishwasher plus a cabinet surround for a full height fridge/ freezer. The black composite one and a half bowl sink with draining board and mixer tap over is perfectly set underneath the kitchen window to enjoy the view over the rear garden. A useful external door provides direct access from the kitchen onto the patio, perfect for outdoor entertaining.





and so to bed...

Accessed via the primary reception room, a central hall benefits from a large airing cupboard housing the water tank and storage shelves, leads to the shower room and two bedrooms.

Both bedrooms are extremely generously proportioned double bedrooms, each featuring a wall of fitted wardrobes as well as having plenty of space for ancillary bedroom furniture.

The modernised bathroom has been beautifully appointed with laminate slate effect tile flooring and accent lighting, benefiting from an oversized corner shower, wash hand basin and WC.



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 and supermarkets plus a health centre, opticians and dentists, 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). The A52 leads directly 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.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a conventional 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 which 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: C

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 65 | D

EPC potential: 84 | B





grounds & gardens

The property is approached by a single driveway with space for at least two vehicles leading to the single garage and front door. The front garden is predominantly laid to lawn with mature shrubs and hedges providing excellent screening.

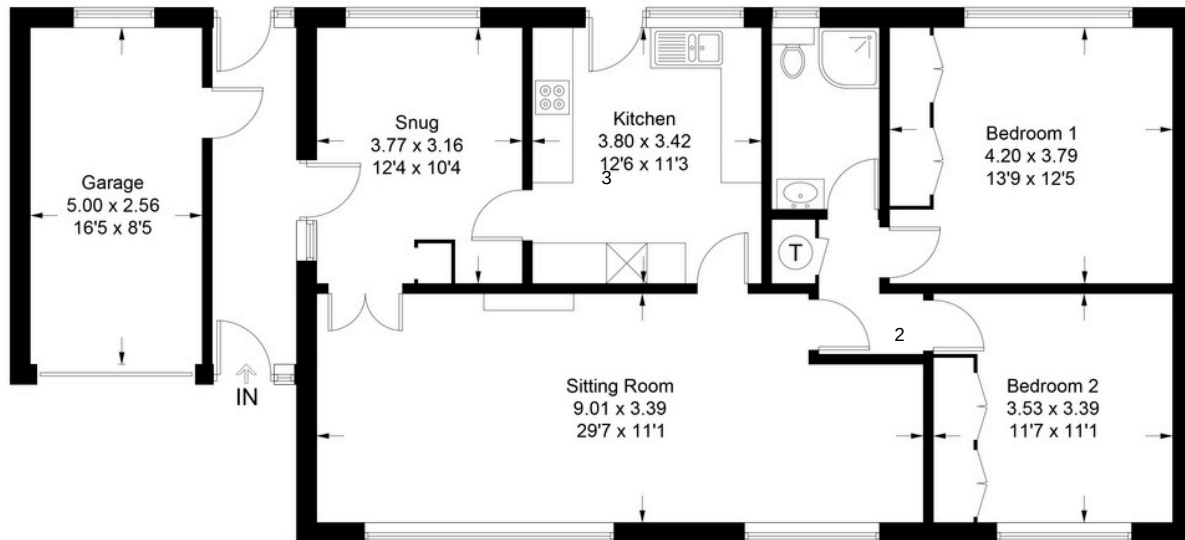
The integrated single garage provides excellent storage space with an up and over garage door, electricity and lighting.

To the rear of the property is a well-proportioned south facing garden benefitting from fenced boundaries with mature shrub borders. A patio spans the breadth of the property, offering space for patio furniture. The remainder of the garden is laid to lawn.



floorplan

Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft
(Including Garage)



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.