



19 Westminster Drive

---

UPPER SAXONDALE

# 19 WESTMINSTER DRIVE

Upper Saxondale, Nottinghamshire, NG12 2NL

Beautifully converted by David Wilson Homes in the late 1990's, this two-bedroom home was originally part of the Saxondale Hospital and has retained beautiful architectural features including high ceilings and large sash windows throughout. Recently redecorated and with new boiler fitted in the last couple of years, this property presents the excellent opportunity for purchasers to enjoy the amenities of Upper Saxondale whilst putting their own personality into this lovely home.











Approached by a block paved pedestrian path through a Portico entrance, the front door opens into a welcoming hallway with doors to the kitchen, living room and downstairs WC.

The kitchen located to the front of the property is fitted with a range of base and wall units, Zanussi gas hob and electric double oven, fitted Fridge freezer, dishwasher and one and a half bowl sink with draining board completed and tiled splashbacks. It benefits from views onto the front garden and private space to the rear of the garage, shielded from view of the main road with mature trees and shrubs.

Located in the centre of the property is the downstairs cloakroom fitted with a wash hand basin and WC.

To the rear of the property is a large living room with a beautifully carved, painted, wooden feature fireplace and French patio doors leading on to the rear patio. An understairs cupboard provides useful storage.

This living room provides access to the conservatory benefiting from further doors onto the rear garden and flooding the rear of the house with beautiful natural light.





## and so to bed...



Stairs rise to the first-floor landing, providing access to the two bedrooms and main bathroom. On the landing there is a large storage cupboard and airing cupboard.

The principal bedroom suite, spanning the entire width of the property is located to the rear, with views over the idyllic park land. The ensuite shower room consists of a fully tiled shower, wash hand basin and WC.

The second bedroom and half tiled bathroom are located to the front of the property, with the bathroom including a bathtub, wash hand basin and WC.







## gardens

The shared drive leads to the single garage, with parking space, set back from the road.

A pedestrian path leads through the front garden, predominantly laid to lawn to the Portico entrance with useful space for bin storage. To the rear of the garage is a private space, shielded from the road with mature shrubs and trees that would make a beautiful sitting or entertaining area.

The rear garden is also predominantly laid to lawn with a patio area, and mature planting. At the bottom of the garden is a private gate directly on to the Upper Saxondale parkland, ideal for local walks.

## local amenities

Upper Saxondale is surrounded by parkland and quiet country walks, whilst boasting three tennis courts, a tennis clubhouse and bowling area.

Further facilities can be found in the village of Radcliffe-on-Trent and the market town of Bingham, including a comprehensive range of amenities including schools at all grades, a wide range of local shops, various public houses, churches, health centres and regular bus and train services that provide access to Nottingham city centre and Grantham. It is also ideally located for road links such as the M1 north via the A52 or Newark, Leicester and the M1 south via the A46 Fosse Way.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

## fixtures & fittings

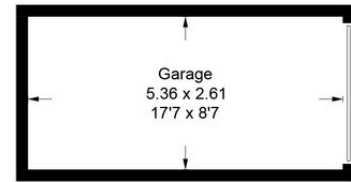
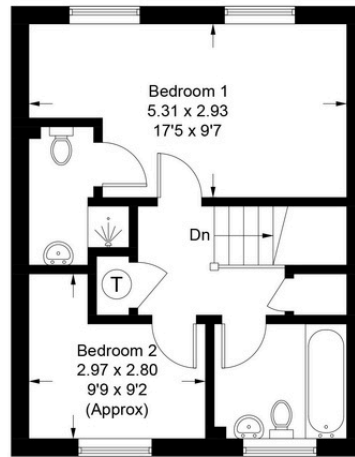
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.







# floorplan



(Not Shown In Actual  
Location / Orientation)

**Approximate Gross Internal Area:** 84.3 sq m / 907 sq ft

**Garage:** 13.9 sq m / 150 sq ft

**Total:** 98.2 sq m / 1057 sq ft

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

**EPC rating:** 61 | D  
**EPC potential:** 83 | B

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

**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.