



**8 Morton Close, Radcliffe-On-Trent,  
Nottinghamshire, NG12 2JE**

**No Chain £285,000  
Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Spacious Main Reception
- Conservatory At Rear
- Enclosed Rear Garden
- Cul-De-Sac Location
- Up To 3 Bedrooms
- Double & Triple Glazing
- Some Modernisation Required
- Ample Parking & Garage
- No Upward Chain

An opportunity to purchase a detached bungalow positioned in a small cul-de-sac setting with similar dwellings on a relatively level plot on the outskirts of this well regarded and excellently served village.

The property is offered to the market with no upward chain and provides a versatile level of accommodation lying just in excess of 750 sq.ft. with the addition of a lean to conservatory at the rear. The property offers three bedrooms and of course with the versatility of a bungalow allowing bedrooms to be utilised as receptions depending on a client's requirements. The main living/dining room is a well proportioned space large enough to accommodate both a seating and dining area with an aspect to the front. The fitted kitchen is large enough to accommodate a small dining or breakfast table and although requiring a degree of modernisation provides a good level of storage with integrated appliances and access into the conservatory at the rear. In addition, leading off a central hallway, is a contemporary bathroom.

In addition the property benefits from gas central heating and double glazed windows (including triple glazed windows to the front elevation) The property occupies a pleasant plot with an open plan frontage, ample parking and garage and an enclosed garden at the rear. The garden is mainly hard landscaped with established borders, a large greenhouse and timber storage shed.

Overall this property would be perfect for those looking to downsize, especially wanting to place their own mark on a home and viewing comes highly recommended.

## RADCLIFFE

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by. Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

A DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO AN:

## INITIAL L SHAPED ENTRANCE HALL

14'3" max x 8'7" max (4.34m max x 2.62m max)

Having access to loft space above with pull down hatch and aluminium loft ladder, the loft having light, is part boarded and also houses the gas central heating boiler. From the entrance hall further doors, in turn, lead to:

## SITTING ROOM

18'8" x 12'4" (5.69m x 3.76m)

A generous space which would be large enough to accommodate both a living and dining area and, with this in mind, still has the tradition serving hatch into the kitchen, common for its era. The focal point to the room is a chimney breast with feature fire surround, mantel and hearth with electric fire and alcoves to the side. The room also having triple glazed bow window to the front elevation.

## KITCHEN

13'3" x 9' (4.04m x 2.74m)

A space large enough to accommodate a small dining or breakfast table and linking through into a lean to conservatory at the rear. The kitchen being fitted with a generous range of wall, base and drawer units including 3/4 height larder units providing a good level of storage. In addition the kitchen having; L shaped preparation surface with inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including four ring gas hob, dishwasher, under counter fridge and Neff double oven. A further double glazed door leads through into:

## CONSERVATORY

9'3" x 7'7" (2.82m x 2.31m)

A useful addition to the property providing a further potential reception space having; double glazed pitched roof with integral blinds, further double glazed side panels with opening top lights and French doors leading into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS IN TURN LEAD TO:

## BEDROOM 1

10'9" x 12'6" max into cupboard (11' min) (3.28m x 3.81m max into cupboard (3.35m min))

A double bedroom having an aspect to the front with built in wardrobes, shelved airing cupboard and tripled glazed window.

## BEDROOM 2

9'11" x 7'6" (3.02m x 2.29m)

A versatile room providing either a second bedroom or additional reception space and having a double glazed window into the rear garden.

## BEDROOM 3

9'10" x 6'7" (3.00m x 2.01m)

Ideal as a single bedroom or potential office having a double glazed window into the rear garden.

## **BATHROOM**

7'6" x 5'6" (2.29m x 1.68m)

Fitted with a contemporary suite comprising a P shaped shower bath with easy access, glass screen, chrome mixer tap and further wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin; tiled and aqua board style tiled splash backs, contemporary towel radiator and double glazed window.

## **EXTERIOR**

The property is tucked away within a small cul-de-sac setting and set back behind an open plan frontage which is mainly laid to lawn with adjacent driveway which provides a good level of off road parking and continues to the side and, in turn, the rear of the bungalow and leads to a detached brick built garage with an Everest door. An adjacent timber courtesy gate gives access into the rear garden which provides an initial paved seating area linking back into the conservatory, established borders, a substantial aluminium framed greenhouse and useful timber storage shed. For those looking to open the garden up the greenhouse could potentially be removed, leaving a hard standing base that could provide a further patio area.

## **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band C

## **TENURE**

Freehold

## **ADDITIONAL NOTES**

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

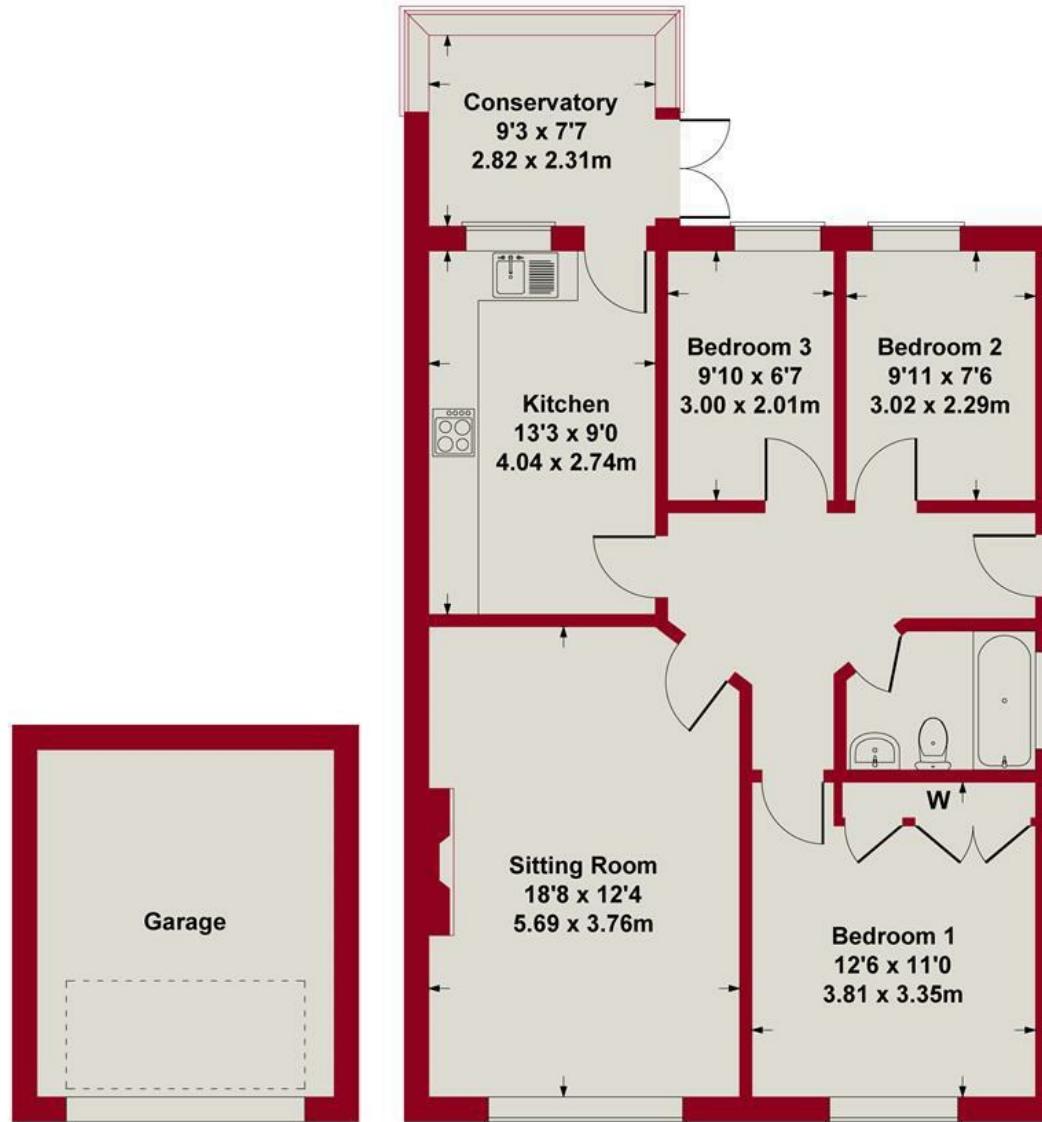
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>







### GARAGE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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