



**41 Morton Gardens, Radcliffe on Trent,  
Nottingham, NG12 2HW**

**Guide Price £410,000**

**Tel: 0115 9336666**

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



- A Deceptively Spacious Home
- Lounge with Bi-fold Doors
- Fantastic Ground Floor Bathroom
- 2 First Floor Double Bedrooms
- Delightful Landscaped Gardens
- Superbly Appointed Throughout
- Modern Breakfast Kitchen
- 2 Ground Floor Double Bedrooms
- Driveway & Garage
- Far Reaching Views

A fantastic opportunity to purchase this deceptively spacious home, occupying a quiet cul-de-sac setting and offering superbly appointed accommodation throughout.

The immaculately presented accommodation has a versatile layout to suit a range of buyers and including a large and welcoming entrance hall with galleried landing above. There is a spacious lounge with bi-fold doors providing fantastic views over the garden and countryside beyond, a modern breakfast kitchen with useful utility porch off and a fantastic 4-piece ground floor bathroom with both bath and separate shower enclosure.

The versatile bedroom arrangement offers up to 4 double bedrooms if required including 2 ground floor rooms, 1 currently used as a bedroom and the other as a dining room whilst arranged off the feature galleried landing are 2 further double bedrooms.

The plot is a particular feature of the property and includes an attractive landscaped frontage with block paved driveway parking leading to the useful garage. The delightful rear garden has been landscaped to include a raised deck with lighting and far-reaching views over the surrounding area, a shaped lawn and an attractive circular paved patio seating area.

Viewing highly recommended.

### ACCOMMODATION

A composite entrance door with decorative panel and uPVC double glazed obscured window to the side leads into the entrance hall.

### ENTRANCE HALL

An impressive and welcoming entrance hall with laminate flooring, a central heating radiator, spotlights and coving to the ceiling and a spindled staircase rising to a first floor galleried landing.

### LOUNGE

A well proportioned reception room with laminate flooring, feature LED pelmet lighting, two contemporary wall mounted column radiators and large double glazed bi-folding doors onto the rear decked terrace. The focal point of the room is a feature slate effect tiled wall with floor floor-standing Tiger multi-fuel cast iron burner.

### BREAKFAST KITCHEN

A superbly fitted kitchen including a modern range of white gloss fronted base and wall

cabinets with cupboards, drawers, underlighting and linear edge worktops with tiled splashbacks. There is an inset one and a half bowl ceramic sink with mixer hose plus integrated appliances including a Neff double oven with four burner gas hob and concealed extractor hood over. Integrated dishwasher by Bush plus space for further appliances including plumbing for a washing machine. There is breakfast bar seating, laminate flooring throughout, uPVC double glazed French doors leading onto the rear decked terrace, and a uPVC double glazed window to the side aspect. Two useful built-in pantry cupboards both with shelving and one with power suitable for housing an appliance. A uPVC double glazed door leads into the utility porch.

### UTILITY PORCH

A useful space at the side of the property currently housing an additional appliance and having laminate flooring and a glazed door to the front aspect.

### GROUND FLOOR BEDROOM ONE

A good sized double bedroom with a coved ceiling, central heating radiator and a uPVC double glazed window to the front aspect.

### GROUND FLOOR BEDROOM/RECEPTION ROOM

A versatile room working equally well as a reception space or a double bedroom. With coved ceiling, central heating radiator and a uPVC double glazed window to the front aspect.

### GROUND FLOOR BATHROOM

A superbly fitted four piece bathroom including a deep fill double ended bath with central mixer tap and wall mounted flat fronted television. There is a quadrant style shower enclosure with shower Tower comprising of body jet rainfall shower and additional spray hose plus floating vanity wash basin with mixer tap and drawers below and a concealed cistern toilet to the side. Tiled flooring with underfloor heating, fully tiled walls, spotlights to the ceiling, an extractor fan, a uPVC double double glazed obscured window to the side aspect and a chrome towel radiator

### FIRST FLOOR GALLERIED LANDING

With high-level uPVC double glazed obscured window to the side aspect, a central heating radiator and a useful cupboard leading into the eaves space providing storage.

### FIRST FLOOR BEDROOM

Currently used as a home office with a central heating radiator, a uPVC double glazed window to the rear aspect with far reaching views over the surrounding countryside. There is access to the eaves for storage.

### FIRST FLOOR BEDROOM

A versatile room with a central heating radiator and a uPVC double glazed window to the front aspect.

### DRIVEWAY & GARAGING

A block paved driveway at the front of the property leads from the pavement along the side

of the property providing parking for at least two cars and leading to the single attached garage with side hung doors.

### **GARDENS**

The property occupies a delightful and landscaped plot, the frontage designed with low maintenance in mind, with blue slate chipped beds interspersed with a variety of planting. The rear garden comprises a sizeable timber deck accessed from both the lounge and the kitchen with inset LED lighting and steps leading down to an attractive shaped lawned area edged with well stocked planted beds and border and including further paved patio seating, a small wildlife pond and an attractive water feature, all affording a high level of privacy.

### **RADCLIFFE ON TRENT**

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.

### **COUNCIL TAX**

The property is registered as council tax band D.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **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.

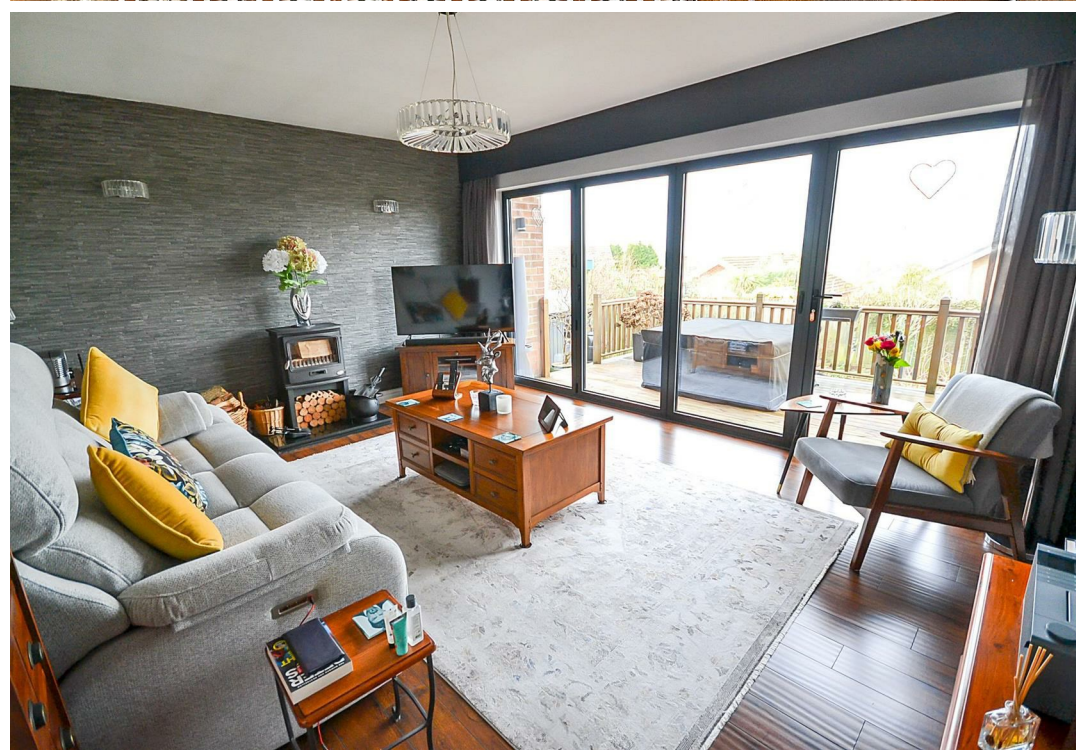
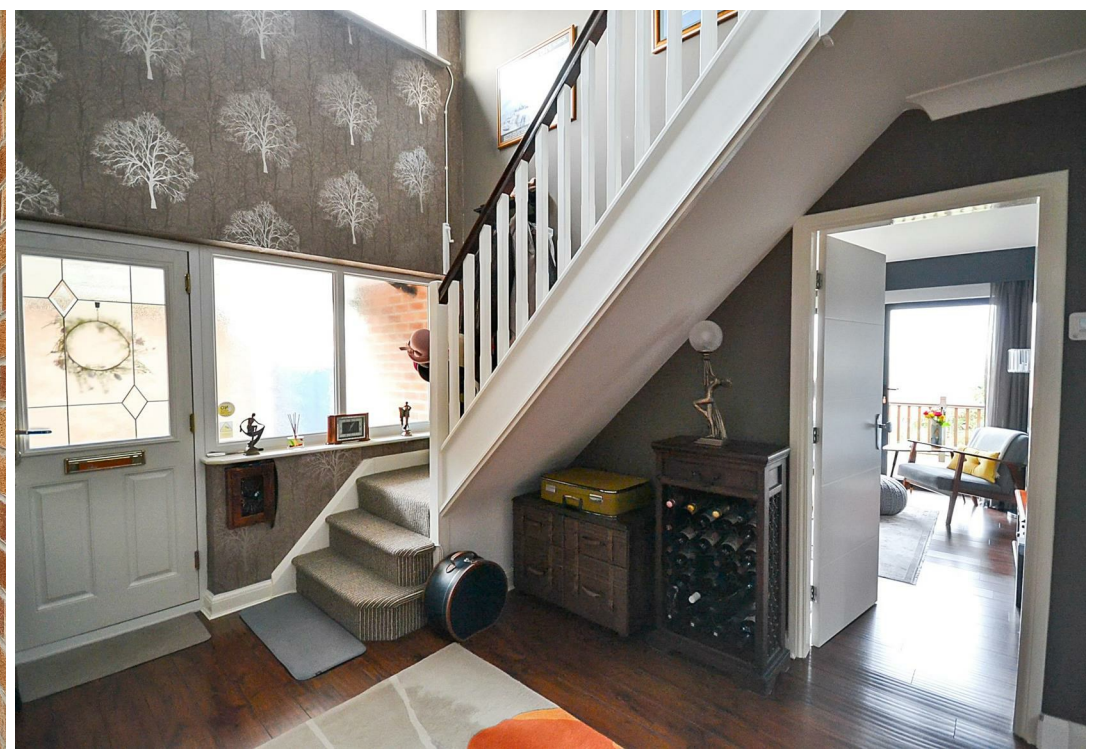
Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
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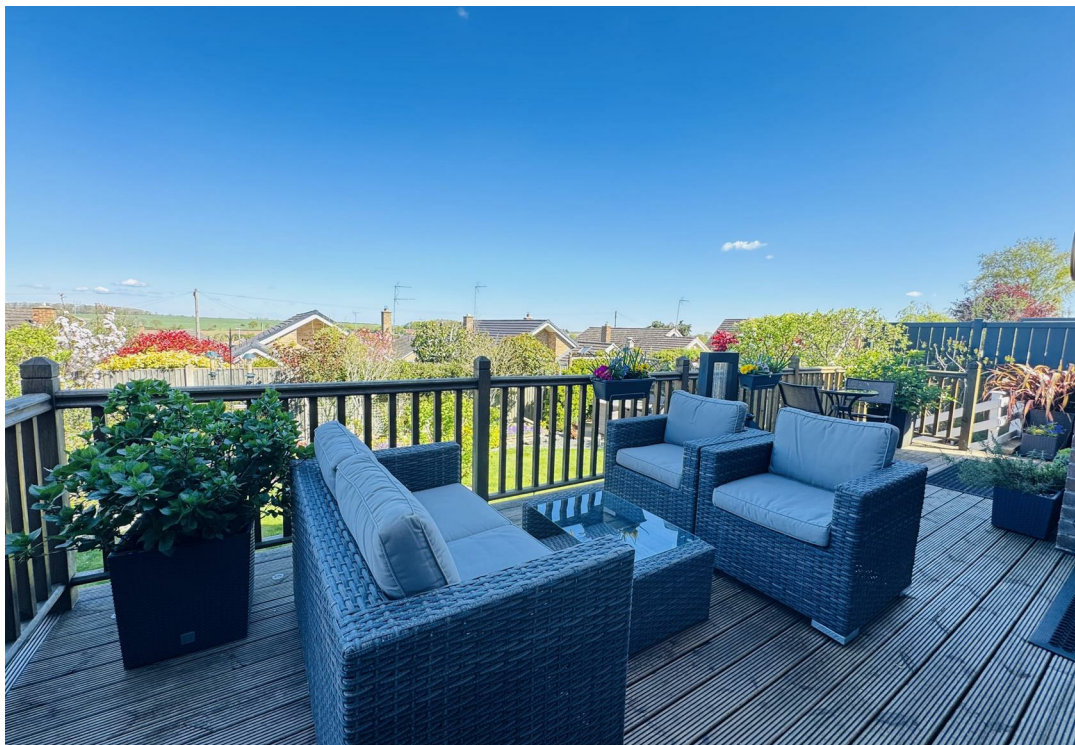






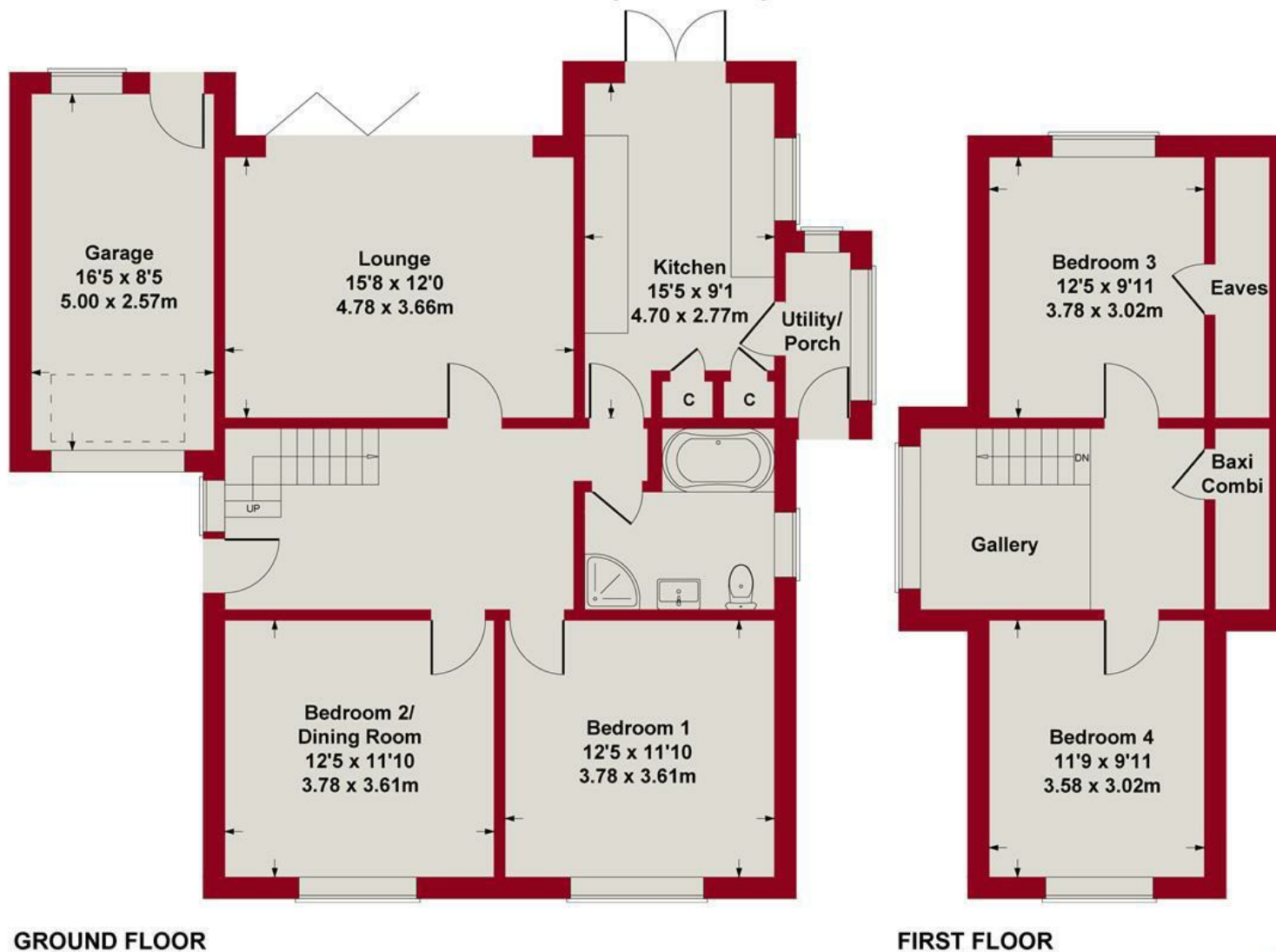








**Approximate Gross Internal Area**  
1,459 sq ft - 136 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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**RICS**



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