

# SUPERIOR HOMES

# ROYSTON & LUND



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## 2 Saddlers Gate

Radcliffe-On-Trent | NG12 2NU

Guide Price £625,000

Guide Price £625,000 - £650,000

Royston and Lund are pleased to bring to the market this four bedroom detached family home, tucked away on a quiet development in the heart of Radcliffe on Trent. The property offers versatile and generous living accommodation over two storeys and benefits from off street parking, a double garage and underfloor heating over both floors. Situated within walking distance of all of the local amenities within the village centre and within catchment area for popular local schools.

Entering into the hallway that benefits from a cloaks cupboard and a downstairs WC, we have access into both reception rooms, office/playroom, kitchen and stairs to the first floor. The lounge features a stunning exposed brick fireplace with log burner and french doors that open up onto the rear patio. The kitchen benefits from integrated appliances including a range cooker, dishwasher, fridge, freezer and a separate utility room that benefits from a washer and a dryer.

Upstairs there are four well proportioned double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. The main bedroom features built in wardrobes and an en-suite shower room and there is a further en-suite shower room off bedroom two.

To the rear of property there is an enclosed landscaped garden with a patio area that runs the full width of the property, mature shrubs, trees, lawn and a further patio area towards the end of the garden for the afternoon sun.





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- Guide Price £625,000 - £650,000
- Detached family home
- Four double bedrooms
- Two reception rooms
- Office/Playroom & WC
- Kitchen & Utility room
- Underfloor heating on both floors
- Set back from the road
- EPC rating C - Freehold
- Council tax band F



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Radcliffe on Trent is a much sought after village location which lies about five miles east of Nottingham, offering a wide range of shops from the butcher, baker, grocer, to the Co-op food store and the chemist. There is a host of bars, restaurants, public houses, coffee shops and a deli.

There is a frequent and well used public bus service into Nottingham for commuters, shoppers and nightlife. Radcliffe also has its own railway station which provides a service to Nottingham, Grantham & beyond. Along with strong road links with the A52 to Nottingham and Grantham and close by A46 to Newark and the M1 south.



West Bridgford Centre can be found close by, which offers a range of shops from the independent butcher, baker, grocer, and fishmonger, to the Marks and Spencer Simply Food store, and also benefits from its popular weekly Farmers Market along Central Avenue.. It is home to a host of bars and restaurants, coffee shops and deli's.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 239.0 sq. metres (2572.8 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential	(92 plus)	A
	Current	(81-91)	B
		(69-80)	C
		(55-68)	D
		(39-54)	E
		(21-38)	F
		(1-20)	G
Not environmentally friendly - higher CO2 emissions	Potential	(1-20)	G

  

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

**EPC**

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