

SUPERIOR HOMES

ROYSTON & LUND



5 Serpentine Close

Radcliffe-On-Trent | NG12 2NS

Guide Price £650,000

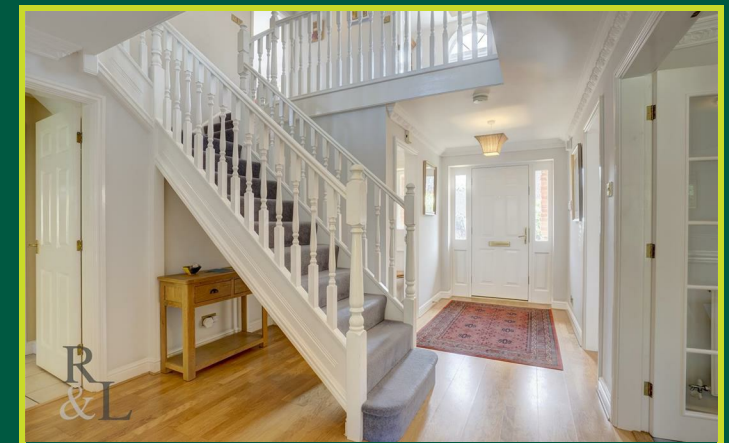
Guide Price Range £650,000 - £675,000

Royston and Lund are pleased to bring to the market this beautiful five double bedroom family home set on a lovely cul-de-sac in the highly sought after area of Upper Saxondale. The property offers ample living space for a large family and is well appointed on an established plot with off street parking and a double integral garage. Situated with fantastic access to both the A52 & A46, as well as Radcliffe on Trent & West Bridgford.

Entering into the hallway that benefits from built in storage & WC, as well as featuring a butterfly staircase with galleried landing, we have access into both reception rooms, the study, utility room, kitchen breakfast room and the garage. The lounge, kitchen & dining room open up onto the rear garden and the kitchen breakfast room benefits from an integrated double oven, gas hob and extractor fan with a separate utility room that has space for a washer and a dryer.

To the first floor there are five well proportioned double bedrooms that all benefit from built in wardrobes and bedrooms one and two both benefit from en-suite shower rooms. There is a drawing room and a four piece family bathroom consisting of a bath, separate shower, WC and wash basin.

Towards the front there is a manicured garden with a lawn, mature shrubs and trees with secure gated access down the side. Towards the rear there is a landscaped garden again with a range of trees & shrubs and a patio that runs the width of the property.





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- Detached Family Home
- Five Double Bedrooms
- Two Reception Rooms
- Study and D/S WC
- Double Driveway and Double Garage
- Two En-Suites & a Family Bathroom
- Landscaped Front & Rear Gardens
- EPC Rating TBC - Freehold
- Council Tax Band G



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Situated at Upper Saxondale, this a beautiful hamlet between Radcliffe on Trent and Bingham, where public amenities include a community hall, church, restaurant, tennis courts, bowling green, children's play park, an impressive park with a nature trail and fruit trees for the enjoyment of Saxondale residents

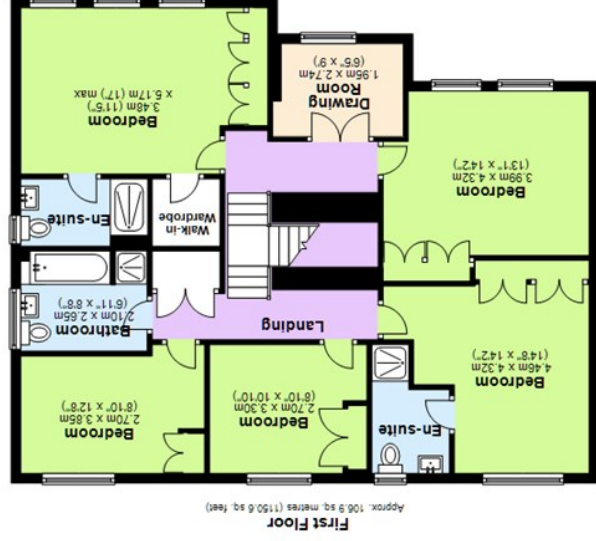
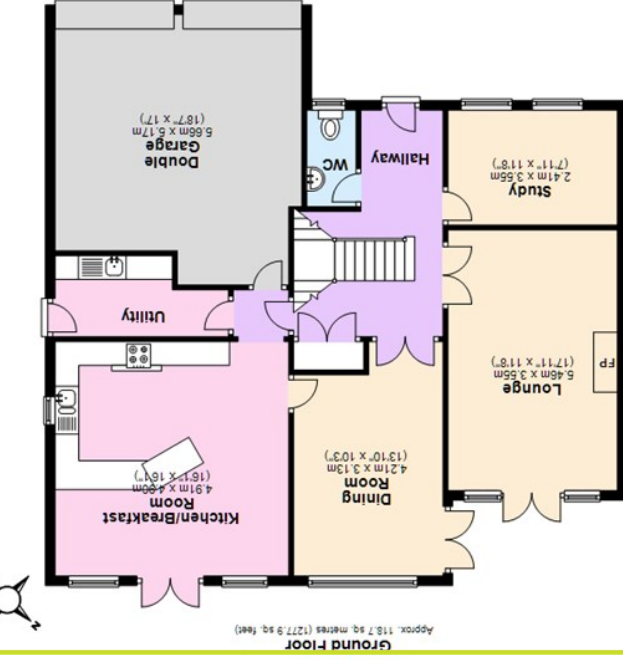
There is a frequent and well used public bus service into Nottingham for commuters, shoppers and nightlife. Radcliffe also has its own railway station which provides a service to Nottingham, Grantham & beyond. Along with strong road links with the A52 to Nottingham, Bingham and Grantham and close by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



These particulars, whilst believed to be accurate 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.

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

EPC



Total area: approx. 225.6 sq. metres (2428.5 sq. feet)

Where 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. Plans produced using AutoCAD.