



13 Morton Gardens  
RADCLIFFE ON TRENT

# 13 Morton Gardens

RADCLIFFE ON TRENT, NOTTINGHAMSHIRE, NG12 2HW

Situated within a pleasant cul-de-sac setting, this detached and extended bungalow offers well-balanced accommodation together with attractive gardens, driveway parking and a detached garage. The property has been thoughtfully arranged to provide comfortable and practical living space, ideally suited to a variety of purchasers, and benefits from no onward chain. Internally, the accommodation includes two bedrooms, one with en-suite shower room, a spacious sitting room overlooking the rear garden, a fitted kitchen opening into the dining room, and a family bathroom. Externally, the property enjoys a private rear garden together with additional hard standing and separate rear access.





The property is entered via an entrance hallway featuring a tiled floor and a useful storage cupboard, providing practical space for coats and shoes. A door leads through to the inner hallway which gives access to the principal accommodation. The inner hallway provides access to both bedrooms, the family bathroom, sitting room and the kitchen, creating a central flow throughout the bungalow.

The sitting room is a well-proportioned reception space enjoying a pleasant outlook over the rear garden through large windows, allowing for an abundance of natural light and creating an attractive setting for both everyday living.

The kitchen is fitted with a range of base and wall mounted units together with complementary work surfaces. Integrated appliances include a double oven with induction hob and extractor hood over, whilst there is plumbing provided for both a washing machine and dishwasher. The kitchen opens directly into the dining room, enhancing the sociable layout of the home. Positioned adjacent to the kitchen, the dining room provides an excellent additional reception area with ample space for formal dining. A rear door gives direct access onto the garden and patio beyond.





Bedroom One is a well-proportioned room and benefits from fitted wardrobes providing useful built-in storage. The family bathroom serves the remaining accommodation and is fitted with a suite comprising jacuzzi bath with shower over, wash hand basin and WC.

Bedroom Two is a comfortable double room benefitting from the added advantage of an en-suite shower room. The en-suite is fitted with a shower enclosure together with appropriate sanitary ware.





## grounds & gardens

To the front of the property, a driveway provides off-road parking for two to three vehicles and leads to the detached single garage. The garage benefits from a rear personal door and an additional separate store to the rear.

The rear garden has been attractively arranged with areas of lawn and paved patios, creating ideal spaces for outdoor seating and entertaining.

In addition, there is a hard standing area with separate rear access, offering further versatility.

## local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. 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.



# finer details

Approximate Gross Internal Area = 87.2 sq m / 939 sq ft  
Outbuilding = 16.5 sq m / 178 sq ft  
Total = 103.7 sq m / 1117 sq ft

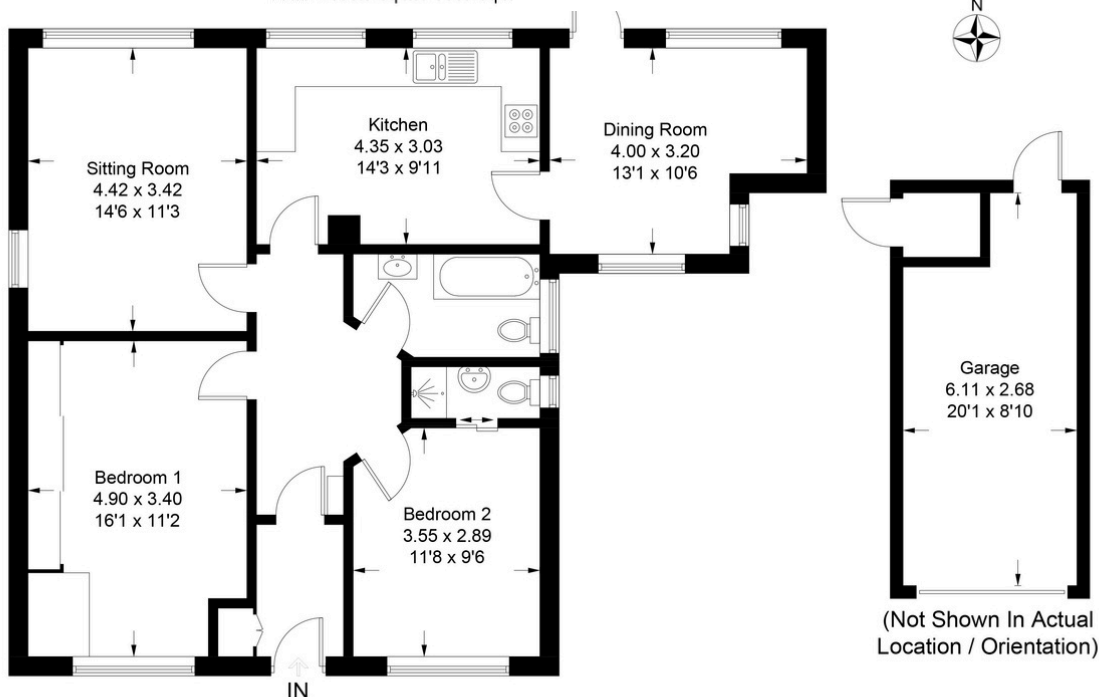
**Local Authority:**  
Rushcliffe Borough  
Council  
**Council Tax Band:** C

**Tenure:** Freehold

**EPC rating:** 54 | E  
**EPC potential:** 76 | C

**Possession:** Vacant  
possession upon  
completion.

**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.



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