



15 Morton Gardens, Radcliffe on Trent,
Nottingham, NG12 2HW

Guide Price £325,000

Tel: 0115 9336666

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

- A Spacious Detached Bungalow
- Stunning Open View to the Rear
- Excellent Potential for Updating
- Kitchen with Useful Utility Room
- 2 Double Bedrooms
- Quiet Cul De Sac Setting
- No Onward Chain
- Large Lounge
- Conservatory Overlooking Gardens
- Garage and Mature Gardens

A Fantastic Opportunity to Purchase a Spacious Detached Bungalow in a Quiet Cul-de-Sac Location

Situated in a peaceful cul-de-sac with stunning open views to the rear, this spacious detached bungalow is offered with no onward chain and presents an excellent opportunity for buyers to modernise and personalise to their own tastes and specifications.

The well-proportioned accommodation comprises:

A generous entrance hall
 A spacious lounge enjoying delightful views over the rear garden and the countryside beyond
 A fitted kitchen with access to a useful utility room
 A conservatory to the rear, perfectly positioned to take full advantage of the open views
 Two good-sized double bedrooms
 A shower room

Externally, the property benefits from driveway parking and a detached garage, along with beautifully maintained mature gardens to both the front and rear. The rear garden is particularly noteworthy for its privacy and peaceful setting.

This property offers enormous potential in a truly desirable setting—early viewing is highly recommended

ACCOMMODATION

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

ENTRANCE HALL

A large and welcoming entrance hall with warm air central heating vents, doors to rooms and a large airing cupboard housing the foam insulated hot water cylinder. There is a further built-in cupboard with shelving for storage.

LOUNGE

A superbly proportioned reception room with coved ceiling, a large uPVC double glazed window overlooking the rear garden and fields beyond and a feature fireplace with coal effect gas fire. The gas fire has been disconnected and will need reconnecting by a certified Gas Engineer before use. Warm air vents and a door into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of base and wall units with cupboards and drawers, rolled edge work surfaces and matching upstands, an inset stainless steel single drainer sink with mixer tap and built-in appliances including a double oven by Belling, a four zone induction hob with glass splashback and chimney extractor hood over. Laminate flooring, coved ceiling and spotlights, warm air central heating vents, a uPVC double glazed window to the side aspect, a glazed door into the conservatory and a glazed door into the utility.

UTILITY

A useful utility space with a double glazed aluminium framed door leading onto the rear garden and a fixed worktop with space beneath and to the side for appliances and including plumbing for a washing machine.

CONSERVATORY

Of uPVC construction with tiled flooring and panoramic views over the rear garden and surrounding fields.

BEDROOM ONE

A double bedroom with coved ceiling, dado rail, a uPVC double glazed window to the front aspect, warm air central heating vents and a range of fitted bedroom furniture including wardrobes and a dressing table.

BEDROOM TWO

A good sized double bedroom with coved ceiling, dado rail, warm air central heating vents, a uPVC double glazed window to the front aspect and a range of fitted bedroom furniture including wardrobes with cupboards above.

SHOWER ROOM

Including a large walk-in shower enclosure with glazed door and mains fed shower plus tiling for splashbacks. There is a vanity wash basin with mixer tap and cupboards below plus concealed cistern toilet to the side. Tiling for splashbacks, a uPVC double glazed and timber framed obscured window to the side aspect and a small built-in bathroom cabinet for storage.

DRIVEWAY & GARAGING

A single width driveway begins at the front of the plot, provides parking to the side and leads along the side of the property providing driveway parking and in turn to the attached garage with up and over door, power, light plus a uPVC double glazed window and a courtesy door into the rear garden.

GARDENS

The property occupies a mature corner plot with an established frontage including mature planting and a small lawn. There is gated side access at both sides of the property leading to the rear garden which is a particular feature, being established and including paved patio seating areas, a shaped lawn, a variety of mature plants, shrubs and trees, including an apple tree and a plum tree and abutting farmland at the rear. There is an outside tap and to the side a greenhouse is included in the sale.

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:-

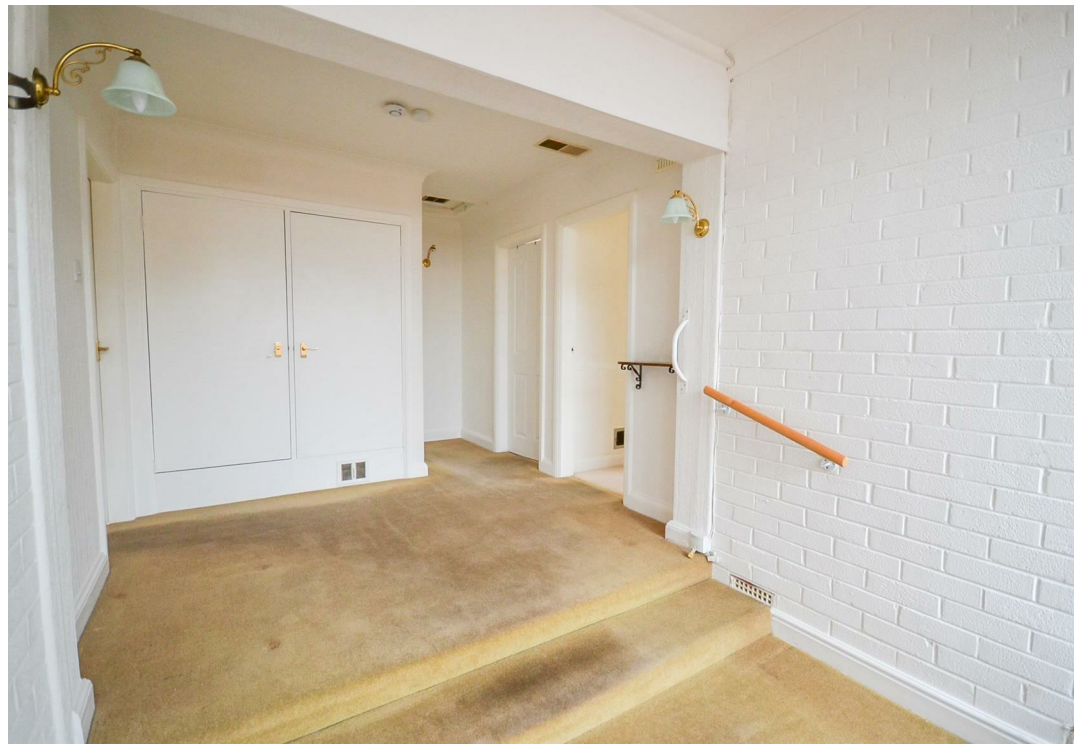
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

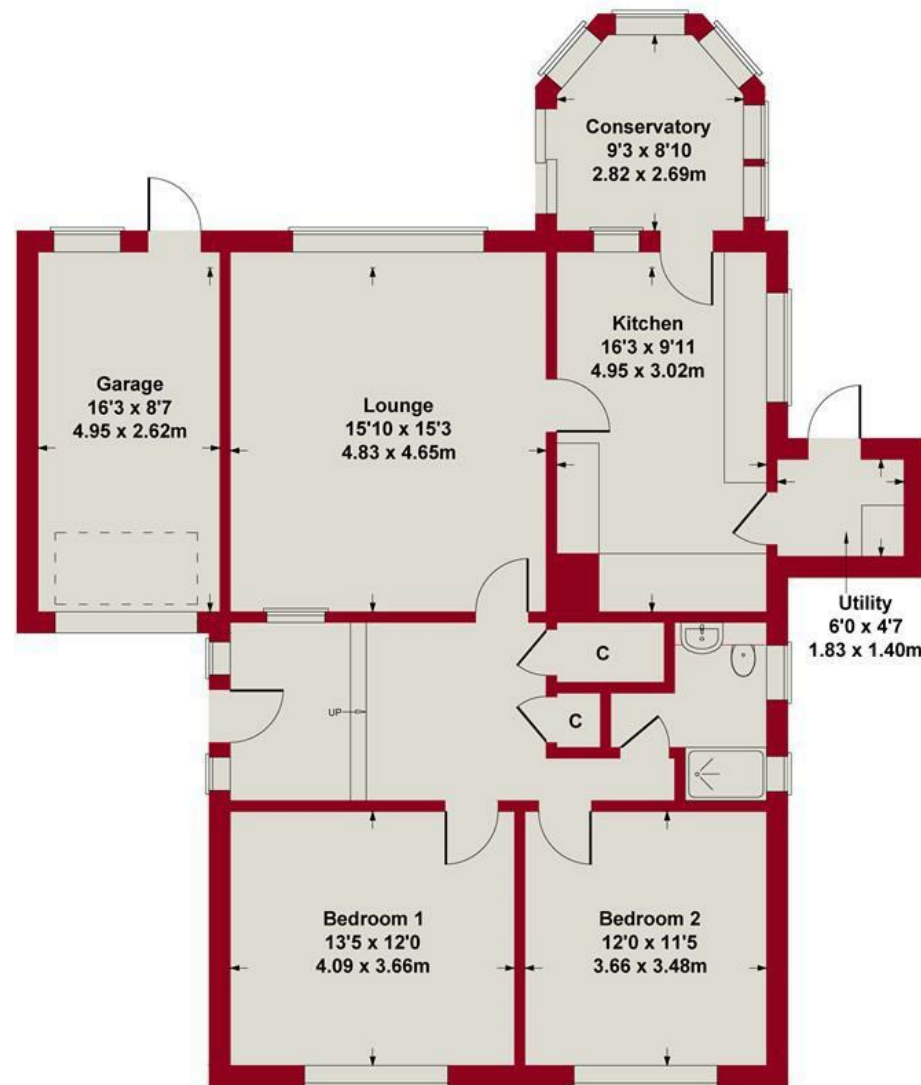
<https://www.gov.uk/search-register-planning-decisions>







**Approximate Gross Internal Area
1087 sq ft - 101 sq m (Excluding Garage)**



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) 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		
	60	71
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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