



21 SHAFTESBURY AVENUE

Upper Saxondale, Radcliffe-On-Trent, Nottinghamshire, NG12 2NH



21 SHAFTESBURY AVENUE

Upper Saxondale, Radcliffe-On-Trent, Nottinghamshire, NG12 2NH

Stunningly converted by David Wilson Homes in the late 90's and early 2000's, this three-bedroom home was originally part of the Saxondale Hospital and has regained beautiful architectural features including high ceilings and large sash windows throughout.

The current vendors have taken steps to maintain and upgrade the property further including ensuring that all the windows are restored to an impeccable standard and fitting a new stylish and modern feature bathroom.

This property offers the fantastic opportunity to purchase a beautiful home within the well-regarded village of Upper Saxondale, Radcliffe on Trent, surrounded by beautiful parkland.

GROUND FLOOR

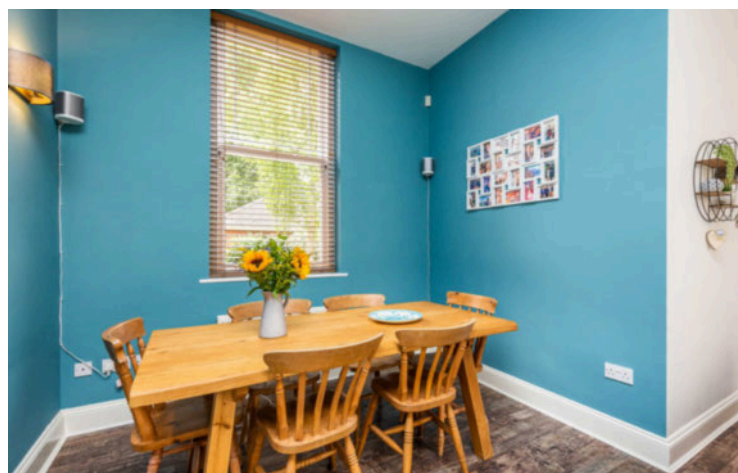
A pedestrian path leads to the front door which opens into a welcoming hallway with staircase to the first floor, an understairs cupboard and access to the ground floor living accommodation. The hall benefits from feature flooring that extends throughout the downstairs and into the master bedroom.

Off the hallway is a downstairs cloakroom with wash hand basin and WC. There is also handy storage space for coats and shoes.

The kitchen, located at the rear of the property offers views onto the rear garden with plentiful base and wall units providing ample storage.

The slightly L shaped living/ dining room feels expansive due to the high ceilings accented by a feature fireplace and access to the conservatory at the rear.

The conservatory offers access to the rear garden.





FIRST FLOOR

Stairs rise to the first-floor landing, providing access to the three bedrooms and the family bathroom.

The principle bedroom suite includes the largest bedroom with space for a large double and plentiful wardrobing, and an ensuite comprising of a corner shower, wash hand basin and WC.

The second bedroom has space for a double bed, whilst the third provides ample room for a single bed or would make a perfect study.

The family bathroom was fully renovated in 2018 to an extremely high standard and now features a free-standing stone resin bath, an oversized shower, wash hand basin and WC. The design is completed with matt black fittings and stylish tiling.

GROUND & GARDENS

The property is approached by a pedestrian path through the shared lawned courtyard at the front of the property, finishing at the front door with porch cover and brick bin store to the side.

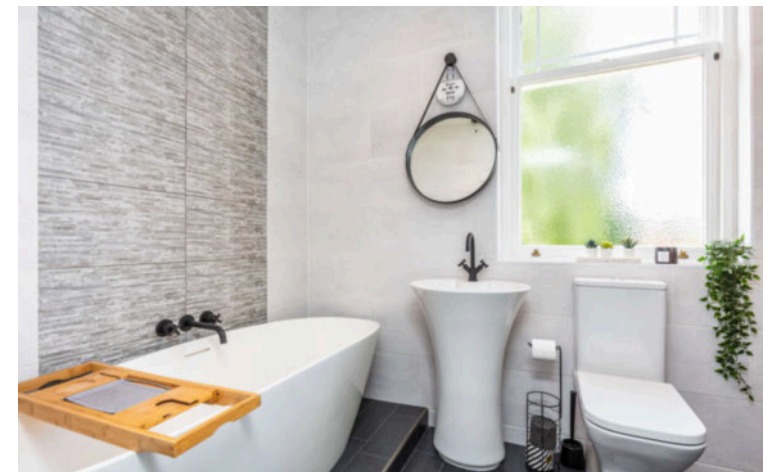
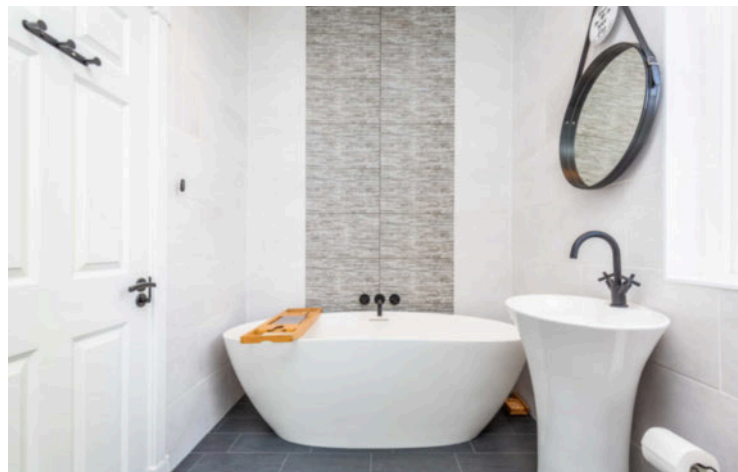
At the rear of the property is a well-proportioned garden, predominantly laid to lawn with a wall border to the rear and fence borders to the side. A gate at the rear of the garden provides access to the Upper Saxondale parkland, ideal for local walks.

The property benefits from a separate single garage and 3 off street parking spaces with plentiful on street parking available for guests.

LOCAL AMENITIES

Upper Saxondale is surrounded by parkland and quiet country walks, whilst boasting three tennis courts, a tennis clubhouse and bowling area.

Further facilities can be found in the village of Radcliffe-on-Trent and the market town of Bingham, including a comprehensive range of amenities including schools at all grades, a wide range of local shops, various public houses, churches, health centres and regular bus and train services that provide access to Nottingham city centre, Grantham. It is also ideally located for road links such as the M1 north via the A52 or Newark, Leicester and the M1 south via the A46 Fosse Way.





SERVICES

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler. 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. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

LOCAL AUTHORITY

Rushcliffe Borough Council
Council Tax Band: E

TENURE

Freehold for sale by private treaty.

POSSESSION

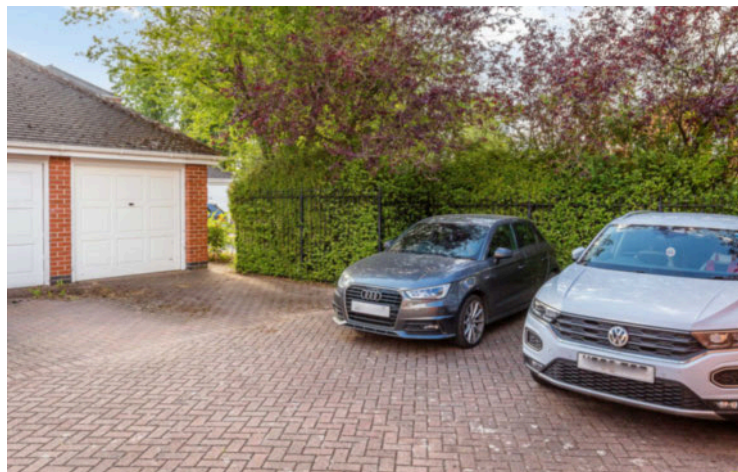
Vacant possession upon completion.

VIEWING

Strictly by appointment through Digby & Finch.

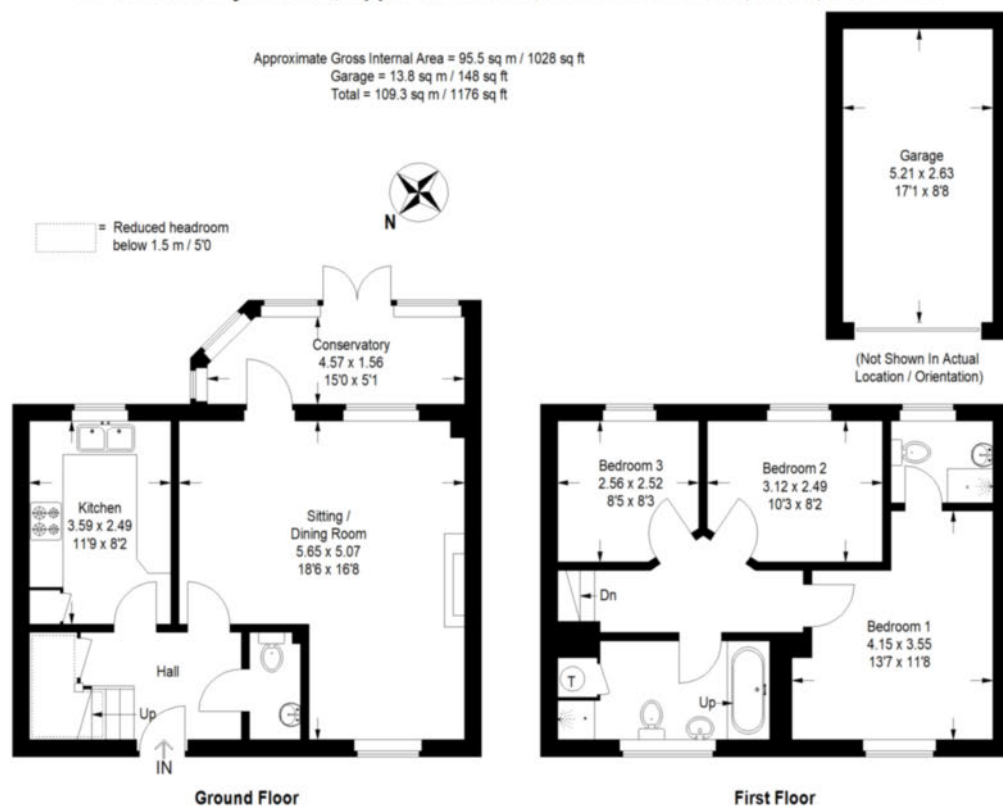
PLANS

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.



12 Main Road, Radcliffe on Trent,
Nottingham, NG12 2FH
Telephone: 01159 505 444
nottingham@digbyandfinch.com
digbyandfinch.com

21 Shaftesbury Avenue, Upper Saxondale, Radcliffe On Trent, Notts, NG12 2NH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Digby and Finch Registered Office: Digby & Finch Limited, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH Registered in England & Wales Company Number: 10063270

01159 505 444
DIGBYANDFINCH.COM

 **Digby & Finch**
ESTATE AGENTS