

47 Morton Gardens

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RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2HW

This deceptively spacious detached three-bedroom bungalow enjoys a peaceful position at the end of a quiet residential road, offering truly spectacular uninterrupted views across open fields from the rear of the property and garden. The home boasts a generous layout including an open plan dining and living room, kitchen, utility room, and sun room, along with beautifully landscaped, mature gardens.

With potential for further modernisation or the opportunity to convert the loft (subject to necessary permissions), this is a home that offers not only comfort and charm but also exciting scope for future enhancement. A single garage and a block-paved driveway with tandem parking for up to three vehicles complete the exterior, making this a rare opportunity for those seeking space, privacy, and countryside vistas within a well-connected location.





# welcome home

Upon entering the property, the front door opens into a fabulous and expansive reception hall, finished with stylish LVT flooring and offering access to the primary accommodation. The layout flows effortlessly, with two of the main bedrooms situated to the front of the property, the bathroom positioned directly ahead, and the principal living areas extending to the rear.

The heart of the home is undoubtedly the open plan dining and living room, located at the rear of the property. This central hub offers a seamless blend of functionality and relaxation. The dining area is generously proportioned, with direct access to both the kitchen on the left and the third bedroom or study on the right. A wide archway at the far end perfectly frames the breathtaking views, opening into the slightly sunken sitting area. This space is arranged around a large picture window that captures the fields beyond, bringing the outside in.







From the sitting room, a door leads into the sun room – a striking addition to the home, flooded with natural light via a further picture window and featuring vaulted ceilings and oak flooring. Currently used as a quiet retreat, this room would make an ideal home office or studio. French doors open directly onto the rear patio, further extending the indoor-outdoor living potential.



The kitchen is accessed from the dining room and enjoys its own window looking through the sun room towards the countryside view. It is fitted with wood-effect cabinets, tiled splashbacks and floor, and includes a 1½ bowl stainless steel sink, countertop seating for two, space for an under-counter dishwasher, and a freestanding double oven with four-ring electric hob. A door leads from the kitchen into the separate utility room, which features additional cabinetry, a 2½ bowl stainless steel sink, space for both a washing machine and tumble dryer, and access to a fully tiled WC. An external door from the utility leads out to the garden patio.

## and so to bed..

The two front-facing bedrooms are equally generous in size, both being large doubles with bay windows that allow for excellent natural light. Each room offers ample space for freestanding bedroom furniture, making them ideal for both family living and guests.

Off the central hallway is the contemporary shower room, renovated approximately three years ago. This smartly finished space features a walk-in shower with a glass screen and both rainfall and handheld shower fittings, a stylish vanity unit with inset basin and mirrored cabinet above, WC, and two heated towel rails for added comfort.

Completing the internal accommodation is the third bedroom situated off the main living space. This generously proportioned double room offers great flexibility as a guest bedroom, office or hobby room.





## grounds & gardens

The gardens are a true highlight of the property, designed to make the most of the idyllic rural setting. The block-paved driveway to the front provides parking for up to three vehicles and leads to a single garage with up-and-over door, power and lighting, and useful internal storage. Gated pathways on both sides of the property offer access to the rear garden.

To the rear, a raised stone patio sits directly off the sun room, creating a superb outdoor entertaining space with commanding views over the manicured lawn and open fields beyond. Stone steps lead down to the main lawn, which is bordered by an abundance of well-established planting including camellia, lilac, roses, hollyhock, lavender, laburnum, and more – a haven for garden lovers. A handy shed provides further storage.

To the side of the garage lies a gravelled area with a raised vegetable patch currently planted with raspberries, strawberries and gooseberries, all positioned next to a superb greenhouse. The garden is well serviced with water and power to the garden, two water butts, and external taps extending from the garage.



## 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.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler fitted around 8-10 years ago. The property also benefits from solar panels that are owned outright (no associated lease) and run on a feed-in tariff into the national grid. 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

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

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 70 | C

**EPC potential:** 82 | B

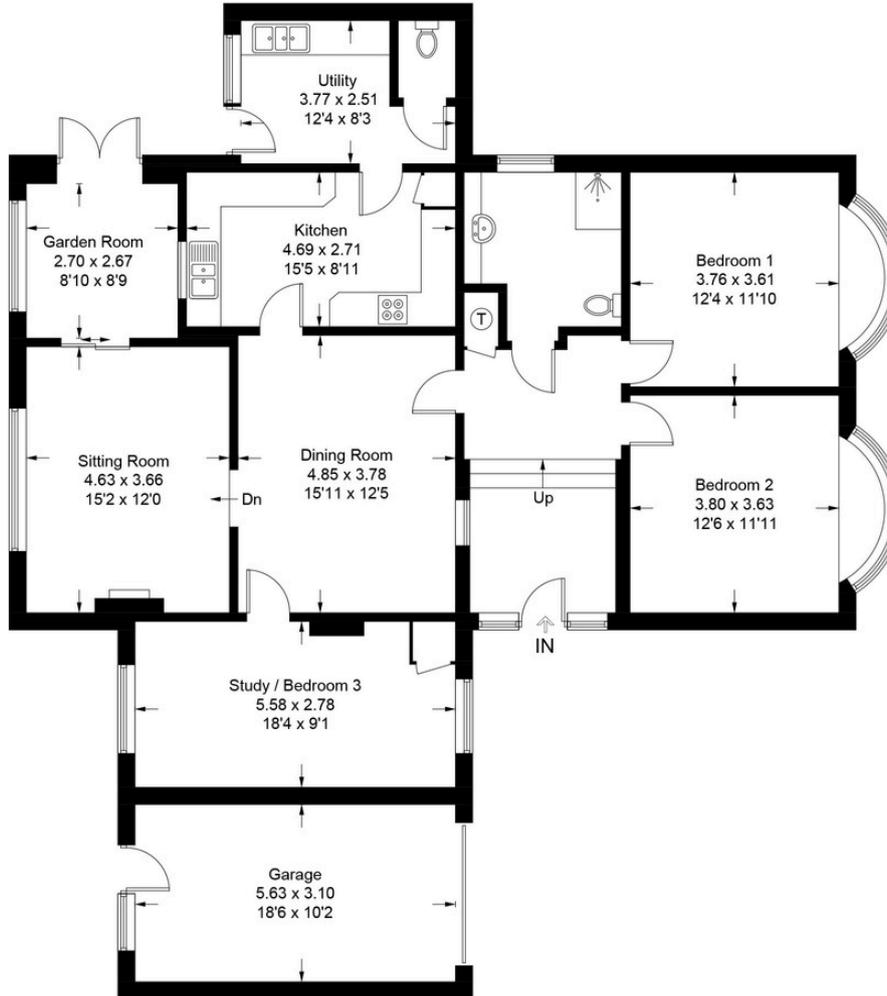


# Floorplan

Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 154.1 sq m / 1658 sq ft



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.



# Digby & Finch

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