



25 Morton Gardens
RADCLIFFE ON TRENT

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Radcliffe-On-Trent, Nottinghamshire, NG12 2HW

This deceptively spacious two-bedroom detached bungalow offers generous and versatile living accommodation, complemented by beautiful mature gardens, a separate single garage, and plentiful off-street parking. Situated in a sought-after cul-de-sac within the desirable village of Radcliffe on Trent, the property enjoys excellent access to a wide range of local amenities, while occupying a peaceful position that balances convenience with tranquillity.





The property is approached via the original side entrance, where a step leads into a particularly large entrance porch. This bright and welcoming space offers ample room for seating or a sideboard and serves as a practical and attractive introduction to the home.

A further step rises through the original glass doors into the internal hallway, which provides access to both bedrooms, the bathroom facilities, and the living room. A shallow cupboard opens to reveal hidden hooks, offering convenient hanging storage.

The living room is positioned to the rear of the property and enjoys generous dimensions, with a large rear-facing window offering views over the garden. A door from here leads through to the expansive open plan living, kitchen, and dining area.



This impressive space is arranged in a U-shape, incorporating a large extension to the rear and side. The seating area is enhanced by a beautiful feature multi-fuel burner, creating a warm and inviting focal point. The room flows seamlessly into a wonderful dining area, where vaulted ceilings, expansive windows, and French patio doors flood the space with light and provide direct access to the rear garden.

Completing this superb living space is a galley-style kitchen, fitted with a range of base and wall units and incorporating a double oven, electric hob, and stainless-steel sink with drainer. There is space for a slimline under-counter dishwasher, washing machine, and freestanding fridge freezer. A cupboard houses the Worcester combination boiler, complemented by Hive heating control. An external door opens onto a fenced side area—ideal for storing logs and bins—with a gate providing access to the front of the property.





and so to bed...

Positioned to the front of the property, the two bedrooms are of equal and generous proportions. Each offers more than enough space to accommodate a double or king-size bed, along with wardrobes and other bedroom furniture, creating comfortable and versatile sleeping quarters.

The bathroom, tastefully renovated in 2018, combines contemporary convenience with period charm. It features a corner shower cubicle and wash hand basin while retaining the original cast iron bath as a striking focal point. A separate WC is located adjacent to the bathroom for added practicality.





gardens

The property benefits from a generous driveway, providing tandem off-street parking for multiple vehicles and extending down the side of the bungalow to the main entrance and single garage. The remainder of the front garden is laid to lawn and complemented by mature shrub planting, offering an attractive frontage.

The rear garden is a delightful, mature, and private space, predominantly laid to lawn and planted with a variety of flowers and shrubs. A combination of hedge and fence boundaries ensures seclusion, while well-positioned patio areas offer ideal spots for outdoor seating, dining, and relaxation.



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, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.



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.

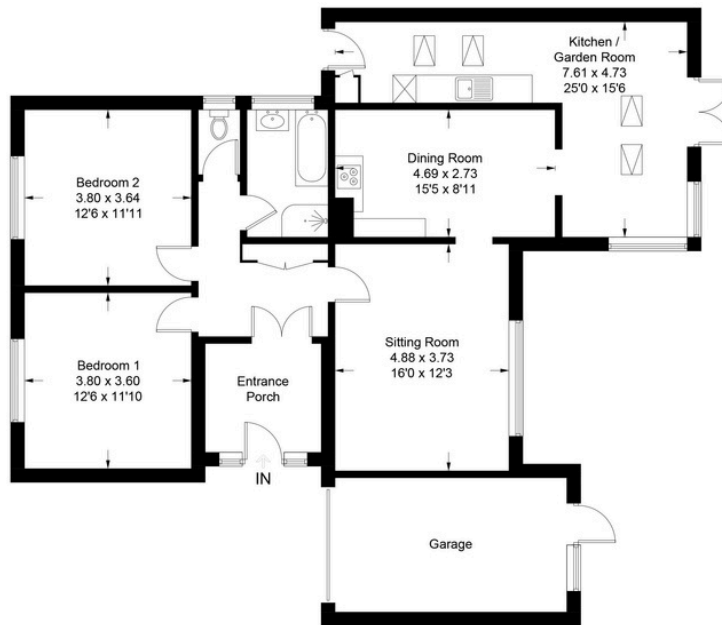
services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.



finer details

Approximate Gross Internal Area:
105.6 sq m / 1137 sq ft
(excluding garage)



EPC rating: 68 | D
EPC potential: 82 | B

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Possession: Vacant possession upon completion.

Tenure: Freehold

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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