



5 Field View

RADCLIFFE ON TRENT

# 5 FIELD VIEW

Grantham Road, Radcliffe-On-Trent, Nottingham,  
NG12 2PT

This modern two-bedroom terraced retirement bungalow is designed exclusively for the over 55s and offers comfortable, well-planned accommodation within a quiet and well-maintained setting. The property benefits from shared communal parking to the front, along with a private patio and access to a shared lawned garden to the rear. Well suited to those seeking single-level living with manageable outdoor space, the bungalow provides a pleasant balance of privacy and community.







The front door opens into a central hallway which provides access to all of the accommodation. Within the hall is a useful cupboard fitted with shelving, offering practical storage space.

Located to the front of the property, the kitchen is fitted with a generous range of units providing ample storage. The room features tiled flooring, cream shaker-style cupboards, tiled splashbacks and laminate worktops. A single-bowl stainless steel sink with draining board is positioned beneath a window overlooking the front. Integrated appliances include a fridge/freezer, along with a Stoves single oven and four-ring gas hob with extractor fan above. There is undercounter space for a washing machine, and a corner cupboard discreetly houses the boiler.





To the rear of the kitchen is the living and dining room, which offers space for both sitting room furniture and a small dining table. Sliding patio doors provide direct access to the private patio, allowing natural light to flow into the room and creating a pleasant connection to the outdoor space.







The primary bedroom is situated to the rear of the property and enjoys views over the garden. The room benefits from fitted wardrobes which frame the space for a double bed, creating a comfortable and well-organised sleeping area.

The second bedroom is located to the front of the bungalow and is well suited as a single bedroom or alternatively as a home office or craft room.

Completing the accommodation is the bathroom, which is fitted with a large shower cubicle, pedestal wash hand basin, WC and a heated towel radiator.







## gardens

The property is approached via a shared communal parking area, with a pathway leading to the bungalows positioned to the rear of the site. To the rear of the bungalow is a private patio area, separated from neighbouring terraces by fencing to provide a degree of privacy. Steps lead up from the patio to the communal lawn, which is laid mainly to grass and enclosed by a rear boundary wall. A pathway runs to the far end of the lawn where there is a hardstanding area with a shed, offering additional practical outdoor storage.



## 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.



## fixtures & fittings

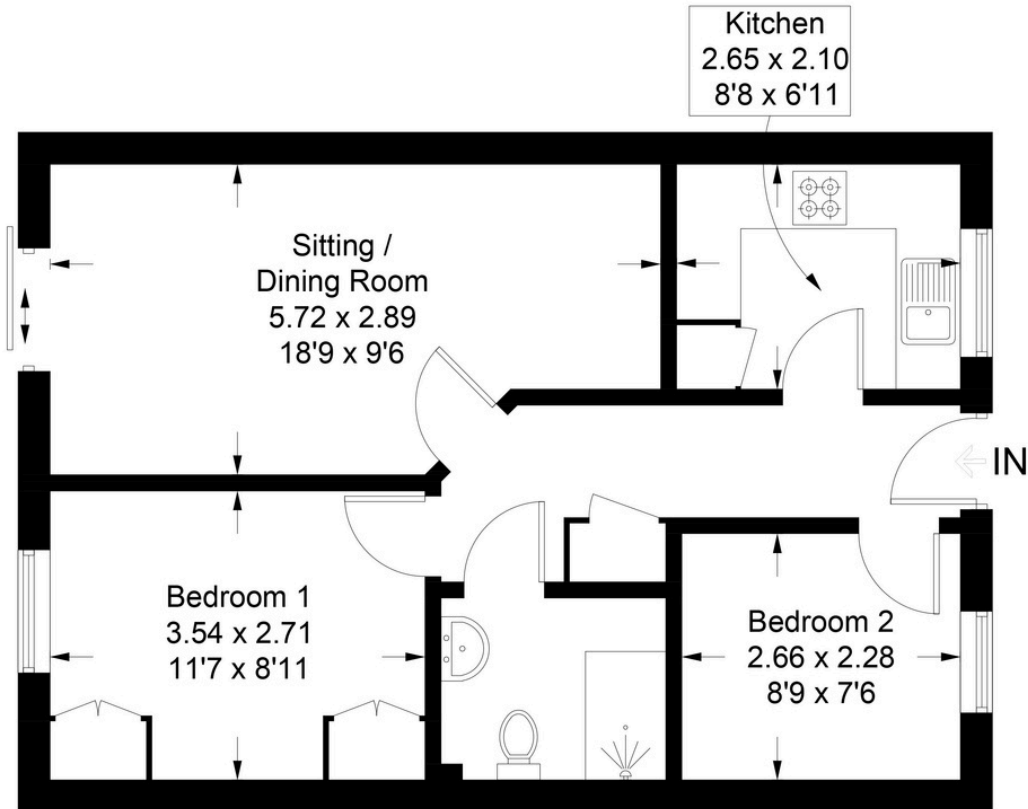
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## 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. The property has solar panels which are not currently associated to any contract.



## finer details



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

**Tenure:** Freehold

There is a service charge which contributes towards the management of the communal spaces at £310 per annum

**Possession:** Vacant possession upon completion.

**Approximate Gross Internal Area:**  
49.2 sq m / 529 sq ft

**EPC rating:** 80 | C  
**EPC potential:** 80 | C

**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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