



13 Ridge Lane

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 1BD

This well-positioned detached bungalow, constructed in the 1970s, is offered to the market for the first time since 1999 and presents a rare opportunity to acquire a home on one of the most well regarded roads within the village of Radcliffe on Trent. Occupying an elevated position, the property enjoys far-reaching views across open countryside and towards Nottingham in the distance. The accommodation is well maintained and offers a comfortable and practical layout, with scope for a purchaser to introduce their own style over time.

The bungalow provides three bedrooms, including an ensuite to the front bedroom, alongside generous reception space and a well-balanced arrangement of kitchen and utility areas. Externally, the property benefits from a thoughtfully arranged garden designed to take full advantage of its setting, together with a double garage, additional utility space, and ample driveway parking.





The entrance hall offers a welcoming introduction to the home, with a door directly ahead opening onto the rear garden patio. The layout is well considered, with the living accommodation arranged to the right and the sleeping quarters to the left. To the right-hand side, a fitted cloaks cupboard provides useful tall storage.



The hall opens into a spacious open plan dining and sitting area, subtly divided by an archway to create distinct yet connected spaces. This generously proportioned room is filled with natural light and offers ample space for a variety of furniture arrangements. The dining area benefits from sliding glass doors leading directly onto the rear patio, creating an excellent connection between indoor and outdoor living, ideal for entertaining. The sitting room enjoys a triple aspect, with windows to the front, side, and rear, including a large picture window that frames the far-reaching views. A modern gas fire provides a central focal point.





The kitchen is positioned to the front of the property and is accessed from the dining area. It is fitted with a range of white shaker-style units, complemented by tiled flooring with electric underfloor heating and tiled splashbacks. Integrated appliances include a NEFF double oven, a BOSCH five-ring gas hob with a NEFF extractor above, and space for a microwave. There is a framed fridge freezer and an integrated dishwasher set beside a one and a half bowl stainless steel sink with draining board, positioned beneath the window overlooking the front aspect.

Adjacent to the kitchen, the utility room provides additional fitted storage and practical workspace, with undercounter provision for a washing machine and further space for a freestanding fridge freezer.



Located to the left of the entrance hall, the bedroom accommodation is well separated from the main living space, offering a sense of privacy.

The front bedroom is a comfortable double room and benefits from its own ensuite, fitted with a shower enclosure, wash hand basin, and WC.

The primary bedroom is situated to the rear of the property and is particularly spacious, with room for a king size bed and a dressing area. It features an extensive range of Hopewells fitted wardrobes and drawers, providing excellent storage.





The third bedroom is an L-shaped room, suitable for use as a small double or large single bedroom, with space for freestanding furniture.

The family bathroom is comprehensively fitted, featuring fully tiled walls and tiled flooring with electric underfloor heating. It includes a bathtub, corner shower enclosure, towel radiator, wash hand basin, WC, and bidet.





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.

services

Mains water, gas and electricity are understood to be connected. The property has a gas boiler which was fitted in 2017. The properties drainage is to a private septic tank. None of the services or appliances have been tested by the agent.

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.

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: E

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 89 | B

EPC potential: 95 | A

grounds & gardens

To the front of the property, a tarmac driveway provides off-road parking for at least three vehicles and leads to the double garage with electric door. Extensive mature planting beds border the drive and pathway leading to the front door. Beneath the bungalow and to the rear of the garage, there is additional useful space including a further utility area and a gardener's WC, enhancing the overall practicality of the property.

The rear garden has been thoughtfully arranged to make the most of the elevated position and far-reaching views. A patio area immediately to the rear of the bungalow provides an ideal space for outdoor seating and dining.

The garden then slopes down around the rear of the patio to a lower section, predominantly laid to lawn, where a pond and established planting create an attractive and well-established setting. A charming open summer house offers a shaded seating area overlooking the pond, providing a serene and relaxing spot within the garden.

To the side of the property, there is a further area accommodating a greenhouse and shed, offering additional practical storage, along with a screened section behind a side fence ideal for discreet bin storage. A gate provides convenient access from the front of the property through to the lower rear garden.

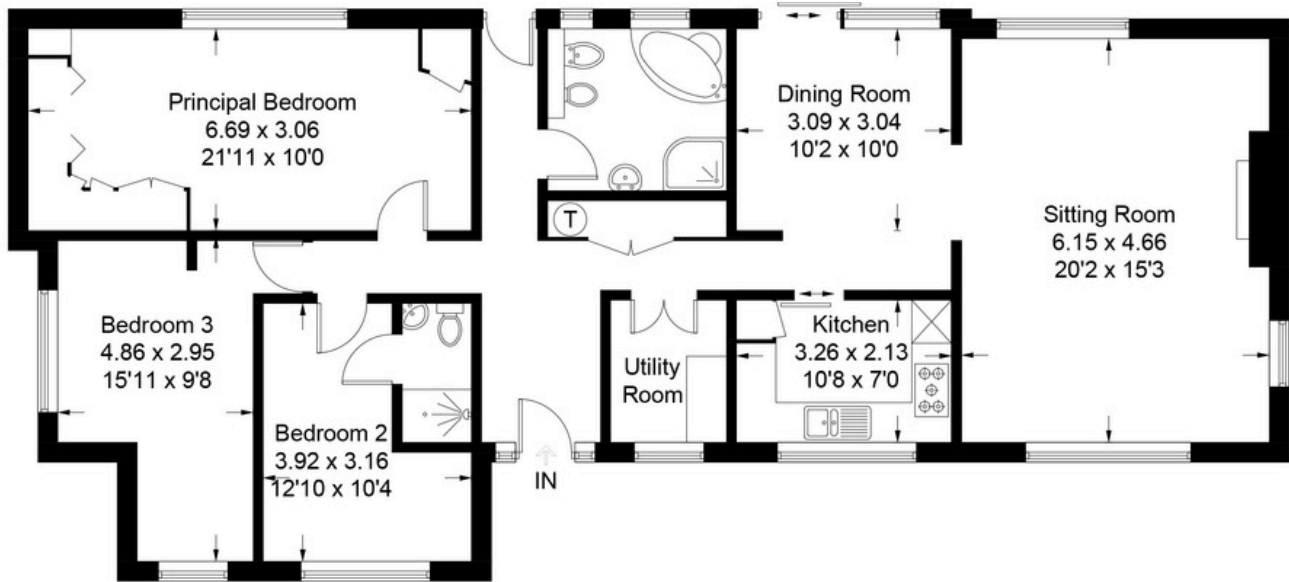




finer details

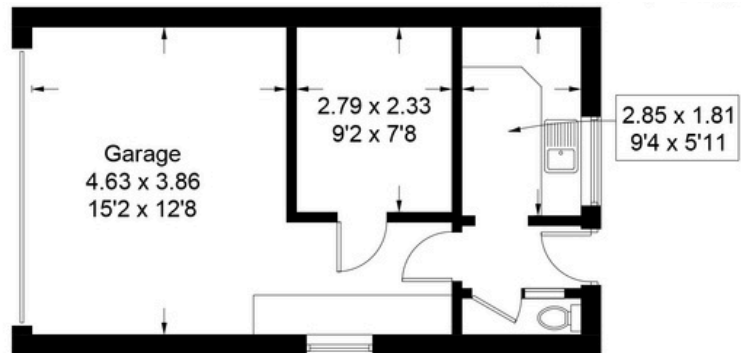


Approximate Gross Internal Area: 124.6 sq m / 1341 sq ft
Lower Ground Floor/ Garage: 38.7 sq m / 416 sq ft
Total (including garage): 163.3 sq m / 1747 sq ft



Ground Floor

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.



Lower Ground Floor



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