

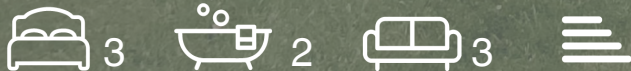


33 MORTON GARDENS

RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2HW

Offers over

£310,000



ACCOMMODATION

This semi-detached family home in Radcliffe-on-Trent, Nottinghamshire, is presented to exceptional standard by the current vendors and is ready to move into. Book your tour today and don't miss out as we expect high demand.

Description

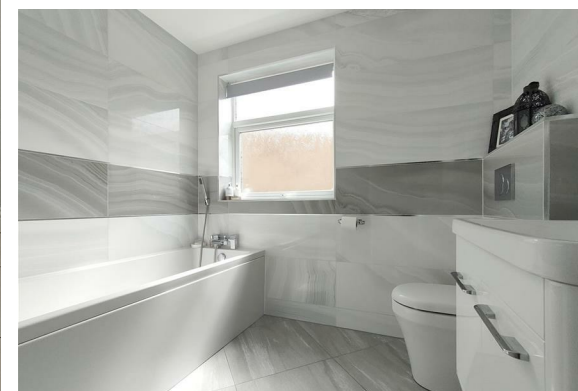
Welcome to Morton Gardens, Radcliffe-on-Trent in the Rushcliffe borough of Nottinghamshire. Situated to the east of the vibrant city of Nottingham, this large village is popular with family buyers and has a variety of amenities, services, and schools. There is excellent road access to road networks for those buyers that commute to Nottingham or beyond.

Step inside the property and you immediately sense that this is a special home, ready to move into and maintained to an exceptional standard by the current vendors. The open plan hallway gives access to a wonderful, spacious kitchen dining room to the rear of the property, ideal for entertaining and having French doors to the patio area of the garden. There are ample work surface areas, and several fitted appliances, well equipped for the modern family.

The living room to the front is a cosy space, perfect for relaxing, watching TV or reading and for those buyers that now work from home, a superb home office space has been created. Completing the ground floor accommodation is the bathroom, complete with a high-quality suite to include panel enclosed bath, WC, and wash hand basin.

Upstairs you'll find three bedrooms and a separate shower room. The principal bedroom has wonderful views to the front aspect and a walk-in-wardrobe, complete with shelving and storage.

The property has some neat features including under-floor heating in the kitchen, Bathroom and first floor shower room.





Outside, the property has a very private front garden with a seating area beneath the living room window. A side gate gives access to the large driveway with parking for three vehicles and garage which is perfect for a vehicle, storage or indeed the golf clubs as Radcliffe-on-Trent Golf Club is not far away. There are enclosed rear gardens with a lovely patio seating area, raised lawn and storage to the side. Holme Pierrepont, National Water Sports Centre is also a short distance away. This property is sure to be in demand, so please, call us and book your tour.

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

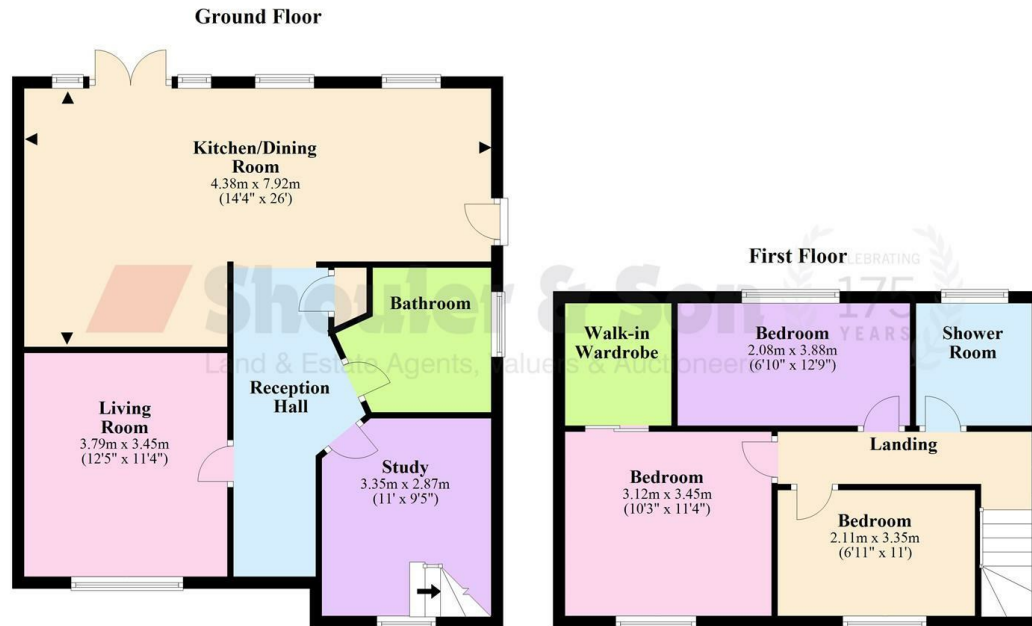
TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, gas, water and drainage.

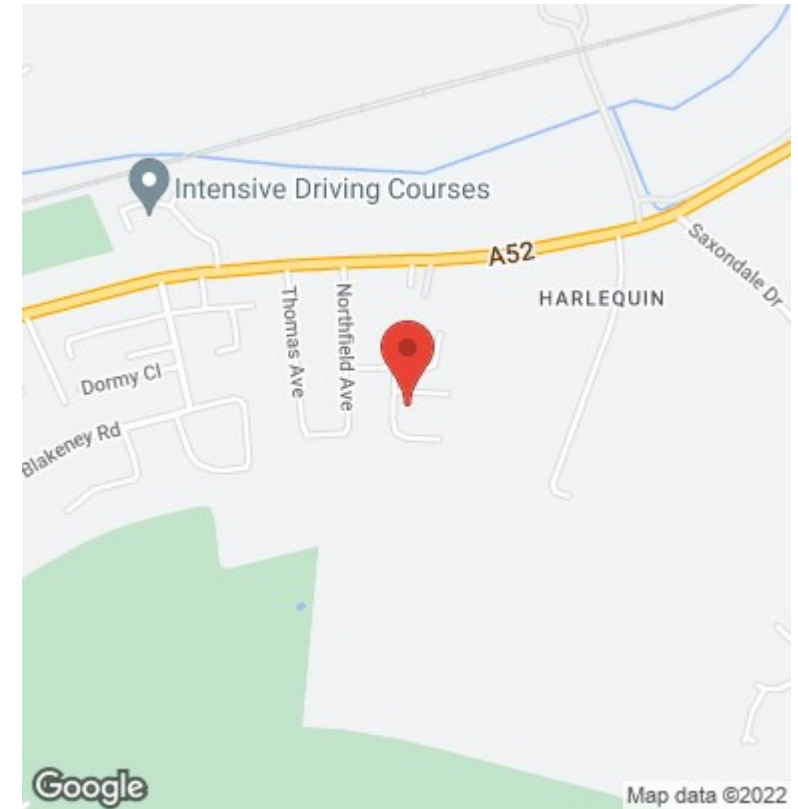
COUNCIL TAX: Rushcliffe

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
102-110kWh/m ² per year	A		
81-101kWh/m ² per year	B		
62-80kWh/m ² per year	C		
43-61kWh/m ² per year	D		
27-42kWh/m ² per year	E		
13-26kWh/m ² per year	F		
1-12kWh/m ² per year	G		

Not energy efficient - higher rating recommended

England & Wales

EU Directive 2002/91/EC