



8 Morton Close,  
Radcliffe-On-Trent, NG12 2JE



# 8 Morton Close, Radcliffe-On-Trent, NG12 2JE

Thomas James are delighted to offer this detached bungalow to the market.

The property provides spacious accommodation including; an entrance hall, a living/dining room, a fitted breakfast kitchen with a range of integrated appliances, a conservatory with French doors opening to the garden, plus three bedrooms (one double and two single), and a contemporary three piece bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a low maintenance east facing garden to the rear (complete with a large greenhouse), further gardens to the front, plus a driveway and single garage providing off road parking for a number of vehicles.

Situated in a quiet cul-de-sac, on the outskirts of the popular south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent facilities including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester.

Offered to the market with no upward chain, and in need of some modernisation, the property is worthy of early viewing.

£295,000







## ACCOMMODATION

The UPVC glass panelled entrance door at the side of the property opens to the entrance hall. From here, there are doors into the living/dining room, the breakfast kitchen, all three bedrooms, and the bathroom. There is also a loft access hatch (the loft housing the Baxi combination boiler).

With a bow window overlooking the front, the spacious living/dining room has an electric fire set in a feature surround.

Fitted with a range of wood wall, drawer and base units, and roll edge work surfaces, the breakfast kitchen has a one and a half bowl stainless steel sink and drainer unit, and integrated appliances including a dishwasher, an under counter fridge, a NEFF double oven, and a gas hob. There is a serving hatch to the living/dining room, a window overlooking the conservatory, and a UPVC door opening to the conservatory.

The conservatory has a quarter height wall, a glazed ceiling, windows overlooking the rear garden, and French doors opening to the garden.

The main bedroom has a window to the front, and has fitted wardrobes. Both single bedrooms have windows to the rear.

The accommodation is completed by the recently modernised bathroom, which is fully tiled and fitted with a contemporary three piece suite including P-shaped bath (allowing for disabled access) with a shower and glazed screen over, a pedestal wash hand basin, and a wc.

## OUTSIDE

At the front of the property there is an attractive lawned garden.

The driveway at the side provides off road parking for up to four vehicles, and in turn gives access to the entrance door, and the SINGLE GARAGE (with an up and over door, and power and light connected).

To the rear of the property, the low maintenance east facing garden has an attractive patio seating area, a further paved area and pea gravel shrub beds. There are hedged and walled boundaries. The garden has an external light, and houses a large greenhouse.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2024 £2,174.08.

## Referral Arrangement Note

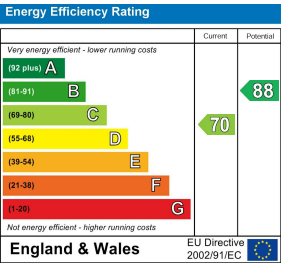
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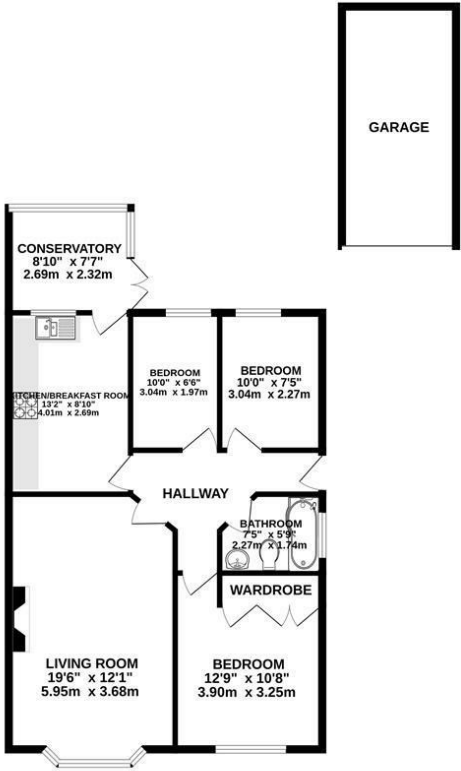


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GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

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