

ROYSTON  
& LUND

22 Fleeman Grove  
West Bridgford, Nottingham, NG2 5BH

Guide price £395,000





## 22 Fleeman Grove

West Bridgford, Nottingham, NG2 5BH

OPEN DAY SATURDAY 9 MARCH -  
strictly by appointment only

A generous three bedroomed bay fronted semi detached Victorian property located in the highly sought after area of Lady Bay in West Bridgford within favoured school catchment area and offering spacious accommodation throughout with the potential for creating a four or five bedroomed home.

In brief the accommodation comprises open entrance porch, reception hall, lounge and separate dining room, extended dining kitchen and utility room, cellars.

To the first floor are two double bedrooms and two family bathrooms. There is also a loft conversion to the second floor which offers a large double bedroom (the layout could be changed - subject to permission being obtained- to create more bedrooms if required)

Outside to the front of the property is a Bulwell stone boundary wall to the front garden with shrubs and a mature Magnolia tree and blue brick pathway leading to the rear garden with lawned garden area surrounded with plants and shrubs and mature fruit trees.

Please call to book your appointment to view





## Directions

From our office in West Bridgford turn left onto Gordon Road and at the mini roundabout take third exit onto Albert Road and then fourth right onto Mabel Grove at the junction go straight across Radcliffe Road and into Rutland Road take left turn and then first right onto Lady Bay Road continue across Trent Boulevard and take left onto Fleeman Grove where the property is on the right hand side

## Accommodation

Open entrance porch with original tiled walls, and ceramic tiled floor, front entrance door opening to:

## Reception Hall

With stripped wooden floor, feature arch with wall mounted corbels, coving to ceiling, radiator, stairs rising to the first floor, and doors opening to:

## Lounge

15'1" into bay x 13'5" (4.60m into bay x 4.09m)

With double glazed bay window to the front elevation, original coving to ceiling, picture rails, Art Deco tiled fireplace, surround and hearth with open grate, wall light points, tv aerial point, stripped wooden floors and radiator

## Dining Room

12'11" x 11'3" (3.94m x 3.43m)

With double glazed window to the side and rear elevation, Art Deco fireplace and hearth, with electric fire set upon, picture rails, stripped wooden floor, radiator, telephone point.

## Dining Kitchen

14'10" x 9'11" (4.52m x 3.02m)

Fitted with a range of painted wood Howden wall drawer and base units with butcher block style wooden worktops inset stainless steel sink unit with chrome mixer tap over, butcher block style splashback return and set below a double glazed window to the side elevation, integrated four ring stainless steel hob with stainless steel splashback and extractor hood over, and stainless steel oven below, space for washing machine, ceramic tiled floor, usb points, further original window to the rear elevation, radiator, and downlighting, door to cellar and further door leading to the: Utility with skylight set within and original chequerboard floor, and

## Utility Room

With original sash window and lean to roof with skylight set within and original chequerboard floor, space and plumbing for washing machine, space for dryer, and door leading to the rear garden, radiator, and wall mounted boiler

## Cellar

Steps to the cellar, with power and light, and two compartments  
Compartment One 13'4" x 6'5" at widest and  
Compartment Two is 5'2" x 3'6" at widest

## First floor

Landing with stairs leading to the second floor, split level and doors opening to:

## Bedroom One

16'11" x 12' (5.16m x 3.66m)

With two double glazed windows to the front elevation, radiator, and stripped wooden floor

## Bedroom Two

12'11" x 11'3" (3.94m x 3.43m)

With double glazed window to the rear elevation, radiator, tiled fire surround, stripped wooden floor

## Family Bathroom

Fitted with a three piece contemporary white suite comprising roll top bath, with chrome mixer tap and extra shower fittings, low flush w.c and vanity unit ceramic wash hand basin with mixer taps within storage below original pitched pine floor to ceiling cupboards, painted wooden floor, recessed spotlighting, radiator

## Bathroom

Fitted with a three piece contemporary suite comprising panelled bath with mains fed shower over, set in chrome with soaker shower and extra shower fitting, chrome mixer tap over, pedestal wash hand basin with chrome mixer tap over, low flush w.c and fully tiled walls, vinyl tiled floor, wall mounted chrome towel radiator and double glazed opaque window to the side elevation

## Second Floor

Landing area and door leading to

## Bedroom Three

17'4" x 11'6" (5.28m x 3.51m)

Measured at floor height with sloping ceilings.  
Exposed purlins, velux window to the front and rear elevations, eaves storage space and wall mounted panel heater

## Outside

To the front of the property is a Bulwell stone wall and front garden area has blue brick pathway leading to the front entrance door and leading to the side access. There is bedding for a variety of shrubs and a mature Magnolia tree. The blue brick path leads through to the rear via a security gate at the side where there is courtyard area which expands to the patio seating area spanning the width of the property and overlooking the garden which is laid to lawn with mature apple trees, herbaceous borders containing a variety of plants and shrubs, outside light and hardstanding for garden shed at the rear, lean to former outside w.c currently used as storage.

## Services

Gas, electricity, water and drainage are connected.

## Council Tax Band

The local authority have advised us that the property is in council tax band C which, currently incurs a charge of £1665.50

Prospective purchasers are advised to confirm this.

Floor Plan



Viewing

Please contact our West Bridgford Office on 01 15 981 1888  
if you wish to arrange a viewing appointment for this property or require further information.



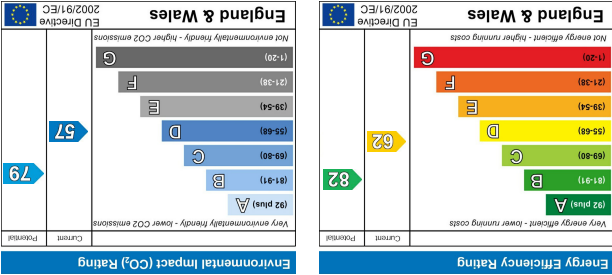
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Area Map



Energy Efficiency Graph



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