



318 Loughborough Road
West Bridgford, Nottingham, NG2 7FB

Guide price £325,000



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GUIDE PRICE £325,000-
£350,000

A three bedroomed traditional semi detached family home situated on a generous plot on Loughborough Road and offering excellent scope for side and rear expansion (subject to the relevant planning permissions being obtained). The property is located within sought after school catchment area and is being sold with no upward chain.

In brief the accommodation comprises: entrance porch, reception hall, lounge, dining room, kitchen and pantry. To the first floor are three bedrooms and a family bathroom.

Outside the property enjoys mature and generous gardens to the front side and rear, and there is a driveway for off road parking leading to an attached single garage.

Please call for your appointment to view



Directions

From our office in West Bridgford take a right hand turning onto Gordon Road which then becomes Trevor Road and then turn right onto Valley Road at the traffic lights continue straight over onto Boundary Road and at the end turn left onto Loughborough Road and then immediate turn right where the property is on the right identified by our For Sale board

Accommodation

With wooden double glazed doors opening into the:

Entrance Porch

With quarry tiled floor, front entrance door opening to:

Reception Hallway

With stairs rising to the first floor, radiator, storage hooks, picture rails, and doors opening to:

Dining Room

12'4" into bay x 13' (3.76m into bay x 3.96m)

With a double glazed leaded bay window to the front elevation, radiator, and tv point

Lounge

12'11" x 11'4" (3.94m x 3.45m)

With double glazed door and side lights which offer views and steps out to the rear garden, radiator, feature stone fireplace with wooden surround, cornish slate hearth and gas living flame fire set upon, with tv aerial point, coving to ceiling, wall light points, and radiator

Kitchen

9'9" x 8' (2.97m x 2.44m)

Fitted with a range of oak fronted wall and base units with work surfaces over incorporating stainless steel sink unit set below a double glazed window overlooking the side garden, space for oven, space for washing machine, wood effect flooring, radiator and door leading to the Pantry with built in shelving and light, and double glazed door leading to the rear elevation.

First floor landing

With opaque double glazed window to the side elevation, and loft hatch giving access to the roof void, and doors leading to the bedrooms. There is potential for the addition of a butterfly staircase and to create a side extension (subject to planning permission being obtained)

Bedroom One

13' x 11'8" to wardrobe backs (3.96m x 3.56m to wardrobe backs)

With built in wardrobes, radiator, double glazed window to the rear elevation, offering views out towards Trent Bridge, and the City centre. There are wall light points, and radiator

Bedroom Two

11'8" x 14'7" into bay (3.56m x 4.45m into bay)

With double glazed window to the front elevation, radiator, built in wardrobes

Bedroom Three

8'2" x 7'9" (2.49m x 2.36m)

With feature corner double glazed window to the front elevation and radiator and telephone point

Family Bathroom

9'10" x 7'10" (3.00m x 2.39m)

Fitted with a three piece suite comprising walk in shower enclosure with electric shower over, pedestal wash hand basin and low flush w.c and airing cupboard housing hot water cylinder, opaque double glazed window to the rear elevation, radiator and wall light point and shaver point.

Garage

13'5" x 8'2" (4.09m x 2.49m)

With up and over door, and power and light

Outside WC

There is a low flush w.c and also houses the gas central heating boiler

Outside

The property has a generous front garden which is landscaped with concrete pathway leading to the front entrance door and the single garage. There is a driveway offering parking space, and mature palms and shrubs, secure gated access leads through to the rear garden.

There is a side garden which has bedding for a variety of plants trees and shrubs with path leading to the rear garden, the path continues to the patio spanning the width of the property and this overlooks the lawn, with further gravelled bedding areas with a variety of plants and shrubs. Hardstanding for a wooden summerhouse and gravelled area to the rear. There is also outside light and outside tap

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 D which, currently incurs a charge of £1961.49

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.



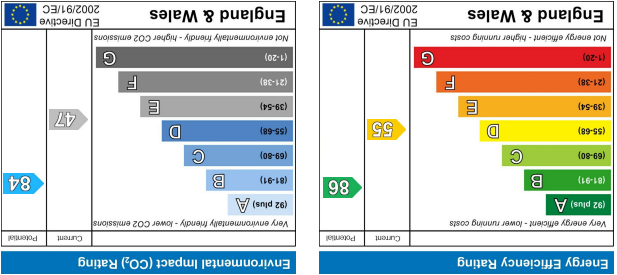
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Area Map



Energy Efficiency Graph



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