

HoldenCopley

PREPARE TO BE MOVED

Langtry Grove, New Basford, Nottinghamshire NG7 7AX

Guide Price £350,000

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GUIDE PRICE £350,000 - £375,000

DETACHED HOUSE...

Situated in a popular area, this detached house offers a fantastic blend of modern living and original character, making it an ideal home for a wide range of buyers. The property enjoys an enviable location with excellent transport links and close proximity to local shops, schools, and various other amenities. Upon entering the house, you are greeted by a welcoming entrance hall, which leads to the stairs and provides access to a ground-floor W/C. A unique feature of the W/C is a trap door that opens into a cellar, perfect for additional storage or future development. The living room, positioned at the front of the property, is a bright and inviting space with a large bay window that floods the room with natural light. The focal point of the room is the charming feature fireplace, which adds warmth and character. Moving through the property, you'll find a spacious dining room with in-built cupboards on one side, offering plenty of storage, and on the other side, enough room to accommodate a large dining table—ideal for family gatherings or entertaining. The dining room also provides access to the fitted kitchen. Upstairs, the first floor features three well-proportioned bedrooms, each providing plenty of natural light. The bedrooms are serviced by a four-piece bathroom suite, as well as a convenient three-piece shower room. There is also access to a handy storage room, offering additional functionality and space. Externally, the property boasts beautifully maintained outdoor areas. To the front, there is a gravelled seating area, a well-kept lawn, and an established planting area filled with mature plants, shrubs, bushes, and trees, creating a serene environment. A gated side entrance leads to the rear garden, which includes a patio area, perfect for outdoor dining or relaxation. The rear garden also features planted borders and is enclosed by a panelled fence, ensuring privacy and security.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Spacious Dining Room
- Fitted Kitchen
- Cellar & Ground Floor W/C
- Four-Piece Bathroom Suite & Shower Room
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'10" x 5'0" (2.70m x 1.54m)

The entrance hall has an obscure window to the side elevation, wood-effect flooring, carpeted stairs, recessed spotlights, and a solid door providing access into the accommodation.

W/C

6'3" x 4'0" (max) (1.91m x 1.24m (max))

This space has a double glazed window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, wood-effect flooring, and access through a trap door to the cellar.

BASEMENT

Cellar

18'5" x 12'6" (max) (5.63m x 3.82m (max))

The cellar is split into two sections, and ample storage.

Living room

14'9" x 12'5" (max) (4.52m x 3.79m (max))

The living room has a bay window to the front elevation, a TV point, an open fireplace with a decorative wooden mantel piece and tiled hearth, a picture rail, coving to the ceiling, a ceiling rose, and wood-effect flooring.

Dining Room

22'4" x 14'1" (max) (6.83m x 4.30m (max))

The dining room has two double glazed windows to the side elevations, in-built cupboards, two radiators, a picture rail, coving to the ceiling, and wood-effect flooring.

Kitchen

8'11" x 8'7" (2.72m x 2.64m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, recessed spotlights, tiled splashback, underfloor heating, tiled flooring, a double glazed window to the side elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

20'11" x 12'5" (max) (6.38m x 3.80m (max))

The landing has a double glazed sash window, a radiator, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

15'1" x 12'6" (max) (4.60m x 3.82m (max))

The first bedroom has a sash window to the front elevation, a radiator, fitted furniture which include wardrobes and drawers, and carpeted flooring.

Bedroom Two

14'1" x 12'5" (max) (4.31m x 3.81m (max))

The second bedroom has a double glazed window to the front elevation, a radiator, fitted furniture which include wardrobes and a dressing table, and carpeted flooring.

Bedroom Three

9'0" x 8'11" (max) (2.75m x 2.72m (max))

The third bedroom has a double glazed sash window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

13'8" x 4'11" (max) (4.18m x 1.50m (max))

The bathroom has a double glazed sash window to the front elevation and a double glazed window to the side elevation, a concealed dual flush W/C, a bidet, a counter top wash basin, a freestanding back with a wall-mounted swan neck mixer tap, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Shower Room

8'0" x 7'8" (max) (2.45m x 2.36m (max))

The shower room has a double glazed obscure sash window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, access into the storage room, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled seating area, a lawn, an established planted area with plants, shrubs, bushes and trees, a patio area, and gated access to the rear garden.

Rear

To the rear of the property is a patio area, planted borders with established plants shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

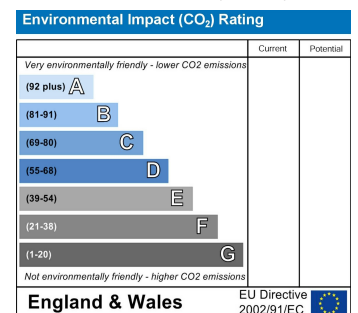
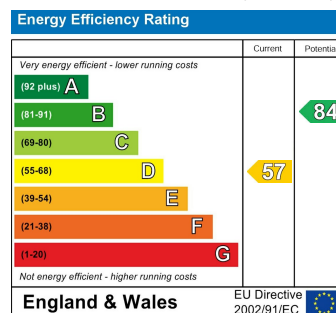
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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