





Guide Price £250,000-£260,000

Kent Road
Mapperley
Nottingham
NG3 6BS

EPC Rating 'E'

Substantial family home with fantastic views. In brief the well presented accommodation spans three floors and comprises an entrance hallway, kitchen breakfast room, living room and family bathroom completes the ground floor. The first floor is a landing, shower room and master bedroom. To the lower ground floor is a hallway, two double bedrooms and a study. There is parking at the front and landscaped garden to the rear. The property is close to Mapperley Top and Gedling Village which both have a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





UPVC DOUBLE GLAZED DOOR TO-

ENTRANCE / UTILITY ROOM

With a range of fitted wall and base units, space for washing machine, space for dryer, electric radiator, uPVC double glazed window to the front and door to:-

KITCHEN BREAKFAST ROOM

15' 10" x 9' 2" (4.83m x 2.80m)

With a range of fitted wall and base units, composite sink with mixer tap, laminate work surfaces, spaces for range oven, dishwasher and fridge/freezer. Splash backs, tiled floor, radiator and uPVC double glazed window to the front. Door to:-

GROUND FLOOR HALLWAY

Doors to the family bathroom, living room and kitchen breakfast room. Stairs to the first floor master suite and to the lower ground floor. Dado rail and radiator.

LIVING ROOM

17' 0" x 12' 7" (5.19m x 3.85m)

uPVC double glazed windows to the rear, radiator, coving to the ceiling, gas fire with back boiler, marble hearth and wooden surround.

FAMILY BATHROOM

Three piece bathroom suite with low level WC, pedestal sink, bath, storage cupboard, vinyl flooring and fully tiled walls.

FIRST FLOOR LANDING

Doors to upstairs shower room and master bedroom. Velux window and eves storage.

MASTER BEDROOM

12' 2" x 11' 5" (3.73m x 3.49m)

uPVC double glazed window to the rear.

MASTER SUITE SHOWER ROOM

Three piece suite comprising a low level WC, shower cubicle with electric shower, pedestal sink with mixer tap, fully tiled walls, tiled floor, chrome heated radiator and Velux window.

LOWER GROUND FLOOR HALLWAY

Doors to two bedrooms and to study, radiator and uPVC double glazed door to the side.

BEDROOM TWO

12' 10" x 8' 4" (3.93m x 2.56m)

uPVC double glazed window to the rear, coving to the ceiling and a radiator .

BEDROOM THREE

10' 10" x 8' 1" (3.32m x 2.47m)

uPVC double glazed window to the rear, and a radiator.

STUDY

7' 1" x 4' 7" (2.17m x 1.42m)

uPVC double glazed internal window.

OUTSIDE

To the front is a block paved driveway and a range of plants and shrubs. To the rear is a laid to lawn garden with a decked seating area.



Tenure: Freehold

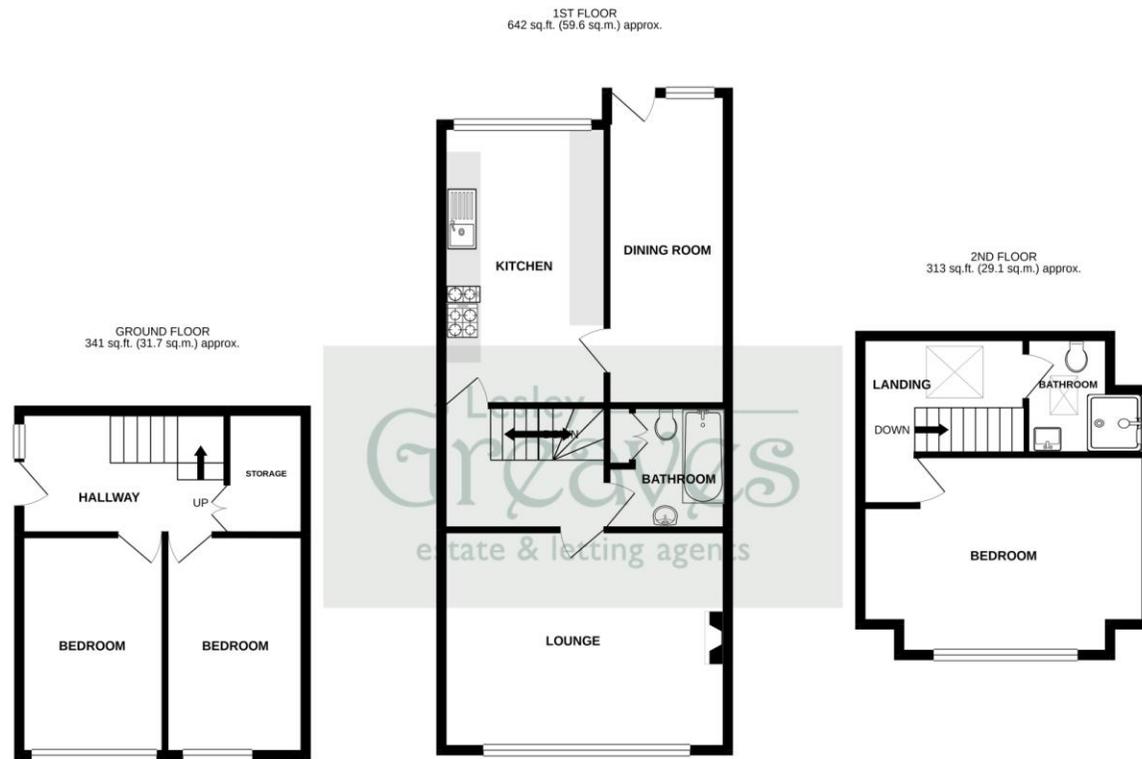
Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

From leaving our office in Gedling, turn left onto Main Road and right onto Westdale Lane. Take a left hand turn onto Kent Road and the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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