



Loughborough Road, Bunny Nottingham NG11 6QD

welcome to

Loughborough Road, Bunny Nottingham

A well-presented 3/4-bedroom family detached home. Set back from the road, with a gated front garden with a driveway and garage. Internally there are 3-bedrooms, 2-reception rooms, a utility room, a downstairs WC and a breakfast kitchen.



Entrance Hall

a welcoming entrance hall with tiled flooring and a storage cupboard.

Cloakroom

5' 8" x 2' 11" (1.73m x 0.89m)

Comprising of a WC and a washbasin.

Dining Room

16' 2" x 11' 5" (4.93m x 3.48m)

A bright and spacious room with a front aspect. With french doors leading to the lounge.

Breakfast Kitchen

16' 4" max x 13' 1" max (4.98m max x 3.99m max)

A fitted kitchen with matching base, eye level units and a breakfast bar. With integrated ceramic hob, electric oven and an extractor fan. Doors to the rear garden.

Lounge

10' 9" max x 15' 3" max (3.28m max x 4.65m max)

Open plan with the kitchen area. Looking out over the rear garden. Lots of natural light via the floor to ceiling windows and lantern sky light. Fitted with a log burner and a radiator.

Utility Room

7' 2" x 5' 4" (2.18m x 1.63m)

Plumbing for a washing machine. Access to the garage and study.

Study/Bedroom 4

12' x 7' 9" (3.66m x 2.36m)

Would make for a perfect study or bedroom 4. Rear aspect.

Landing

Fitted with carpet. With a window to the front.

Bedroom 1

15' max x 9' 9" (4.57m max x 2.97m)

A double bedroom to the rear of the property. With fitted wardrobes, carpet and a radiator.

Bedroom 2

8' 10" x 11' 5" (2.69m x 3.48m)

A second double bedroom to the rear of the property. Fitted with carpet and a radiator.

Bedroom 3

8' 8" x 6' 11" (2.64m x 2.11m)

Positioned at the front of the property. A single room with carpet and a radiator.

Family Bathroom

Comprising of a bath with an overhead shower, a WC, a washbasin and a heated towel rail. Front aspect window. Fully tiled.

Outside

Set back from the road. A large gated front garden with a driveway, raised flower beds and a laid lawn. To the rear is a low maintenance private garden, with artificial turf, a raised flower bed and a seating area.



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welcome to

Loughborough Road, Bunny Nottingham

- WELL PRESENTED 3/4 BEDROOM DETACHED HOME
- LARGE GATED FRONT GARDEN
- GARAGE AND DRIVEWAY
- 2 RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF102917 - 0005

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