

HoldenCopley

PREPARE TO BE MOVED

Lamorna Grove, Wilford, Nottinghamshire NG11 7BS

Offers Over £360,000

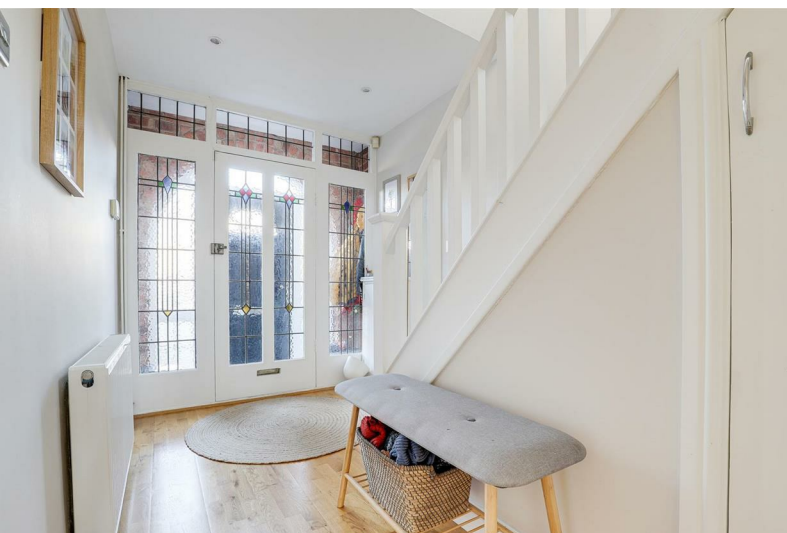
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LOCATION LOCATION LOCATION...

This beautifully presented three-bedroom detached home offers spacious and stylish accommodation, making it the perfect choice for anyone looking to move straight in. Nestled in a sought-after location, the property benefits from close proximity to a range of local amenities, including shops, excellent transport links, and top-rated school catchments, ensuring convenience for families and professionals alike. Upon entering, a porch leads into a bright and airy entrance hall, setting the tone for the rest of the home. The bay-fronted living room is a warm and inviting space, flooded with natural light and ideal for both relaxation and entertaining. The heart of the home is the modern fitted kitchen diner, a stunning and functional space designed for contemporary living, offering ample worktop space, sleek cabinetry, and room for dining. The first floor hosts three well-proportioned bedrooms and the four-piece bathroom suite adds a touch of luxury, featuring high-quality fittings and a sophisticated design. A boarded loft provides additional storage, maximising the home's practicality. Externally, this property continues to impress. The block-paved driveway offers ample off-road parking, complemented by a carport and an electric vehicle charging point, catering to modern-day needs. To the rear, the private south-facing garden features a decking area with a balustrade, a lawn, raised planters with mature trees, and a shed. With its exceptional presentation and generous living accommodation, this home must be viewed to be fully appreciated.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay Fronted Living Room
- Modern Kitchen Diner
- Four Piece Bathroom Suite
- Driveway & Carport
- Private South-Facing Rear Garden
- Well-Presented Throughout
- Sought-After Location
- Boiler Installed Two Years Ago - Serviced Annually





GROUND FLOOR

Entrance Hall

6'11" x 14'10" (2.11m x 4.53m)

The entrance hall has a single wooden door with stained glass inserts providing access into the accommodation with stained glass windows either side, wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and recessed spotlights.

Living Room

10'4" x 14'7" (3.16m x 4.45m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a panelled feature wall and recessed spotlights.

Dining Room

10'4" x 12'11" (3.17m x 3.94m)

The dining room has wood-effect flooring, recessed spotlights and a sliding patio door providing access out to the garden.

Kitchen

10'5" x 7'8" (3.19m x 2.35m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, wood-effect flooring, partially tiled walls, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the carport.

Carport

8'8" x 23'6" (2.65m x 7.18m)

The carport has a polycarbonate roof and an up and over garage door.

FIRST FLOOR

Landing

7'4" x 6'9" (2.25m x 2.06m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10'5" x 12'4" (3.20m x 3.78m)

The master bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Two

15'1" x 10'4" (4.61m x 3.17m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

8'0" x 7'0" (2.46m x 2.14m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

10'0" x 6'9" (3.07m x 2.08m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted double ended bath with a hand-held shower, a corner fitted shower enclosure with a mains-fed shower, a fitted cupboard, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway, courtesy lighting and an electric vehicle charging point.

Rear

To the rear is a private south facing garden with a fence panelled boundary, courtesy lighting, decking with a balustrade, a lawn, raised planters with mature trees and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

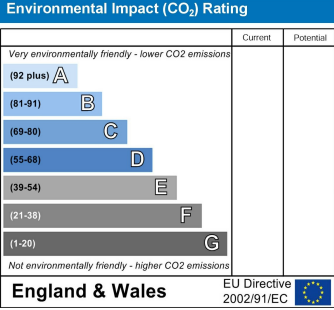
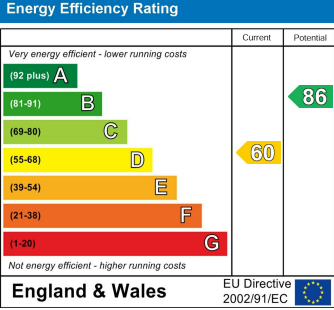
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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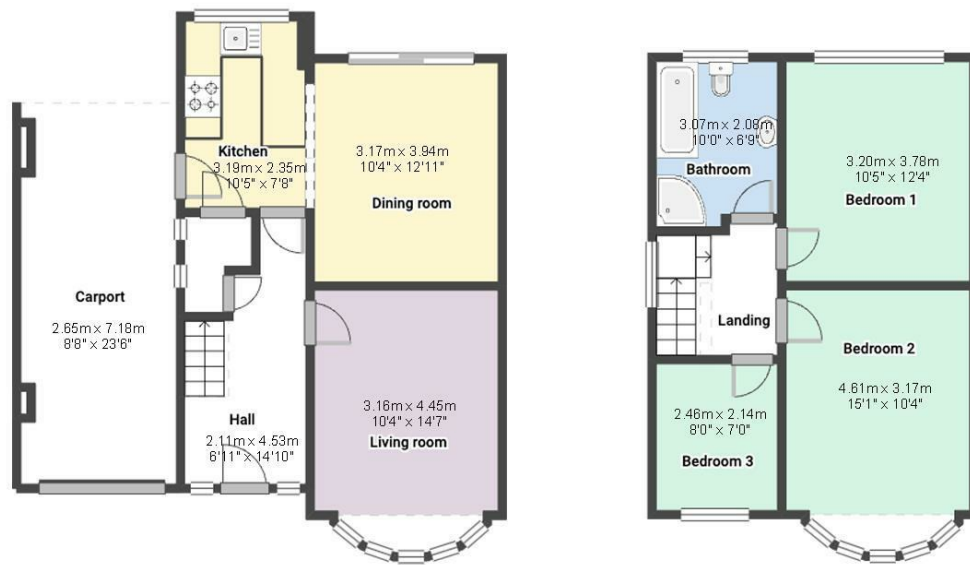
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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