

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7EH

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Offers In The Region Of £750,000

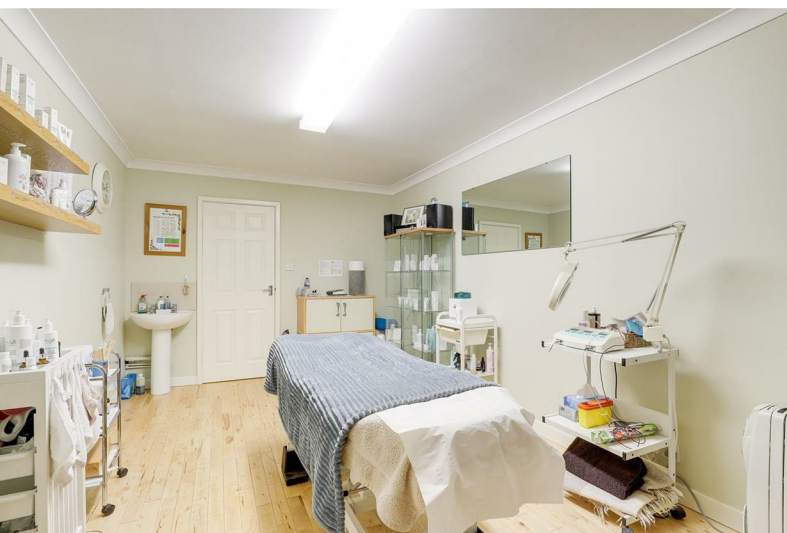
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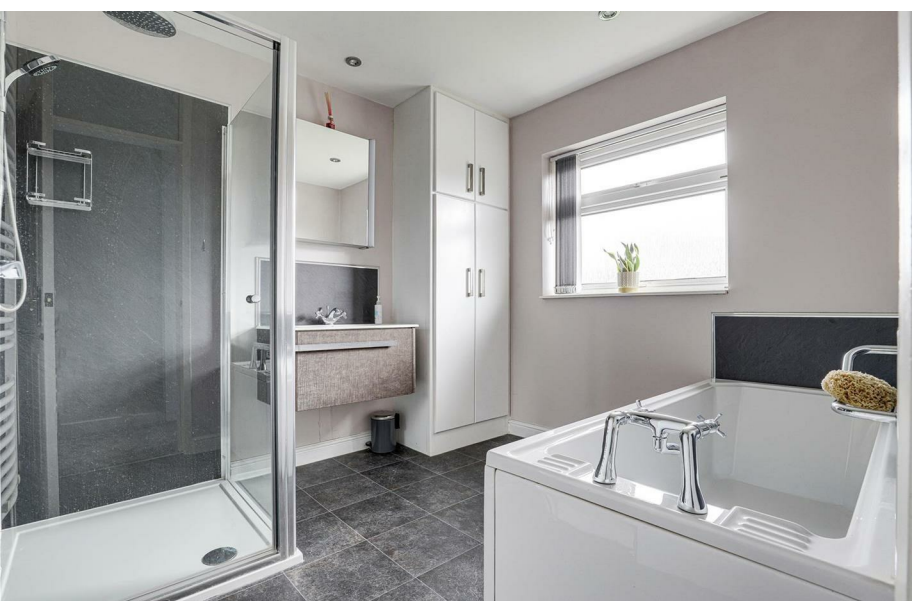


## DETACHED FAMILY HOME...

This exceptional five-bedroom detached family home is situated in a highly sought-after location. Positioned within close proximity to excellent schools, a variety of shops, and a range of local amenities, the property is also well-connected with superb transport links. Upon entering the property, you are welcomed into a porch leading into a spacious entrance hall. The ground floor provides generous living accommodation, beginning with a well-proportioned living room. This room seamlessly flows into the dining room through feature doors. The dining room further enhances the connection to the outdoors, with sliding patio doors opening directly onto the rear garden. The heart of the home is the well-equipped fitted kitchen with a central island offers additional workspace and storage. Leading from the kitchen, a rear hall provides access to a convenient ground floor W/C and also connects to a versatile treatment room, which was previously used as a garage but offers the potential for various uses depending on individual needs. The first floor continues to impress with five generously sized bedrooms, offering ample space for family members or guests. The main bedroom benefits from its own private en-suite. Also on this level is a well-appointed three-piece family bathroom suite, complemented by an additional separate W/C for added practicality. Externally, the property boasts a well-maintained front garden with a neatly presented lawn and planted shrubs, as well as a driveway that provides off-road parking. Gated access leads to the rear of the property, where a spacious and enclosed garden awaits. This outdoor space features a paved patio area, ideal for outdoor dining and relaxation, along with a well-kept lawn, planted borders, a useful garden shed, and a fence-panelled boundary ensuring privacy. An outside tap adds further convenience, and gated access provides ease of movement around the property.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite, Separate W/C & Two Ground Floor WC'S
- En-Suite To The Master Bedroom
- Converted Garage & Driveway
- Solar Panels
- Enclosed Rear Garden
- Sought After Location





## GROUND FLOOR

### Porch

3'10" x 6'8" (1.18m x 2.05m)

The porch has carpeted flooring, UPVC double glazed obscure windows to the front elevation, and a UPVC door opening out to the front garden.

### Hall

11'10" x 12'0" (3.61m x 3.66m)

The hall has tiled flooring, carpeted stairs, an in-built cupboard, a radiator, and access to the ground floor accommodation.

### W/C

This space has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a radiator, a vanity-style wash basin with a tiled splash back, and tiled flooring.

### Living Room

14'11" x 16'11" (4.57m x 5.16m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace, coving to the ceiling, and wood-effect flooring.

### Dining Room

11'10" x 14'10" (3.61m x 4.54m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and sliding patio door opening to the rear garden.

### Kitchen

12'4" x 11'10" (3.76m x 3.63m)

The kitchen has a range of fitted base and wall units with solid wooden worktops and a central island, a stainless steel under-mounted sink with a swan neck mixer tap, an integrated double oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, tiled splash back, a radiator, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

### Rear Hall

11'5" x 9'8" (3.50m x 2.97m)

The rear hall has a UPVC double glazed window to the side elevation, a worktop, space and plumbing for a washing machine, space for a tumble dryer, wood-effect flooring, and a UPVC door opening to the rear garden.

### W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall mounted wash basin with a tiled splash back, and wood-effect flooring.

### Treatment Room / Garage

16'7" x 9'10" (5.08m x 3.01m)

This treatment room/garage has a pedestal wash basin with a tiled splash back, an in-built cupboard, coving to the ceiling, and wood-effect flooring.

## FIRST FLOOR

### Landing

18'1" x 6'0" (5.53m x 1.85m)

The landing has carpeted flooring, access into the partially boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

### Bedroom One

14'11" x 15'8" (4.55m x 4.80m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a range of fitted furniture, carpeted flooring, and access into the en-suite.

### En-Suite

9'6" x 4'2" (2.92 x 1.29)

The en-suite has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring with under floor heating.

### Bedroom Two

14'11" x 10'7" (4.56m x 3.23m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a corner vanity-style wash basin, a triple fitted wardrobes with sliding doors, and carpeted flooring.

### Bedroom Three

15'6" x 10'3" (4.73m x 3.14m)

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

### Bedroom Four

15'6" x 11'11" (4.74m x 3.65m)

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

### Bedroom Five

10'3" x 12'5" (3.14m x 3.80m)

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

### Bathroom

8'8" x 9'0" (2.65m x 2.76m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a panelled bath, a shower enclosure with a ceiling-mounted rainfall and handheld shower fixture, recessed spotlights, a heated towel rail, partially waterproof boarding, and vinyl flooring.

### W/C

6'0" x 2'10" (1.84m x 0.88m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a radiator, and vinyl flooring.

## OUTSIDE

### Front

To the front of property is a lawn with a planted shrubs, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed generous sized garden with a patio area, an outside tap, a shed, a lawn, planted borders, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed – Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

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

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

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

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

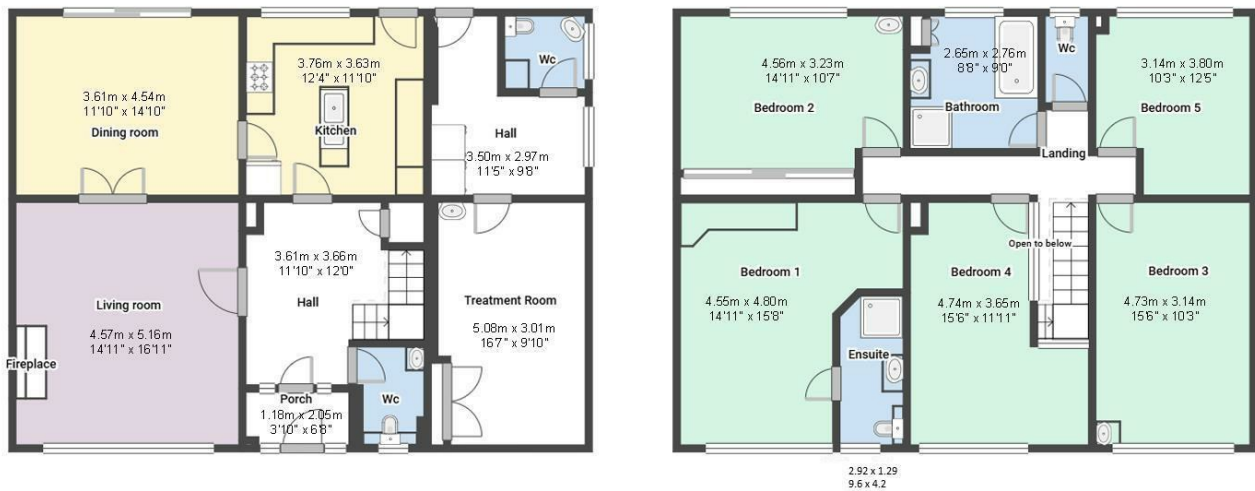
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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