

# HoldenCopley

PREPARE TO BE MOVED

Lancelyn Gardens, West Bridgford, Nottinghamshire NG2 7FG

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Guide Price £425,000



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BEAUTIFULLY PRESENTED DETACHED HOME WITH WRAP-AROUND GARDEN...  
GUIDE PRICE - £425,000 - £450,000

This three-bedroom detached house is exceptionally well presented throughout and offers a generous amount of space, making it the ideal home for any family buyer looking to move straight in. Situated in the highly sought-after location of West Bridgford, the property is perfectly positioned within easy reach of outstanding-rated schools, popular shops, cafés, bars, and restaurants, along with excellent transport links providing quick and easy access into Nottingham City Centre and beyond. West Bridgford also benefits from an abundance of green open spaces including The Embankment and Bridgford Park, making it a fantastic setting for both families and professionals. Internally, the ground floor comprises an entrance hall, a bay-fronted living room complete with a log burner, which seamlessly opens into the stylish kitchen-diner. The kitchen is fitted with a range of integrated appliances, a island with breakfast bar, and bi-folding doors that extend the living space out into the garden – perfect for entertaining. The first floor hosts three well-proportioned bedrooms, two of which benefit from fitted wardrobes, serviced by a modern family bathroom. There is also access to a boarded loft, offering useful additional storage space. Occupying a generous plot, this home boasts a block-paved driveway to the front providing off-street parking and access to a garage, alongside a neat front lawn. To the rear, the property excels with a wrap-around garden offering excellent potential. The garden features a paved patio seating area, wooden raised planters with an array of mature plants, a well-maintained lawn, and established greenery.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Bay Fronted Reception Room With A Log Burner
- Modern Fitted Kitchen-Diner With Integrated Appliances & Bi-Folding Doors
- Contemporary Family Bathroom
- Private Wrap Around Rear Garden
- Off-Road Parking & Garage
- Dual Zone Hive Heating
- Beautifully Presented Throughout
- Highly Sought After Location











GROUND FLOOR

Entrance Hall

13'10" x 6'5" (4.22m x 1.96m)

The entrance hall has herringbone style LVT flooring, carpeted stairs, an under the stairs cupboards, a radiator, a plate rail and a single composite door providing access into the accommodation.

Living Room

17'2" x 10'10" (5.25m x 3.31m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a radiator, a recessed chimney breast alcove with a log burner and a decorative surround, coving and open access into the kitchen-diner.

Kitchen-Diner

18'8" x 17'2" (5.69m x 5.24m )

The kitchen-diner has a range of fitted shaker style base and wall units with Cimstone Cortina Quartz worktops and a matching breakfast bar island, an integrated double oven, a dishwasher and a fridge, a hob with an extractor hood, an undermount double sink with a swan neck mixer tap, herringbone style LVT flooring with underfloor heating, recessed spotlights, two roof lights, a UPVC double-glazed window to the rear elevation and Aluminium bi-folding doors providing access out to the garden.

FIRST FLOOR

Landing

7'2" x 6'7" (2.20m x 2.01m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

13'5" x 10'4" (4.11m x 3.15m)

The main bedroom has a UPVC double-glazed bay window to the front elevation and a single-glazed window to the side elevation, carpeted flooring, a radiator and a fitted open wardrobe.

Bedroom Two

10'10" x 12'5" (3.31m x 3.79m)

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

Bedroom Three

6'10" x 8'0" (2.09m x 2.45m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and access into the boarded loft.

Bathroom

8'10" x 7'0" (2.70m x 2.14m)

The bathroom has a low level flush W/C, a double vanity wash basin, a fitted panelled L shaped bath with a mains-fed shower and a glass shower screen, a recessed wall alcove, a fitted floor to ceiling cupboard, tiled flooring and walls, a vertical chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway leading to the garage and a garden with a lawn and a mature tree.

Rear

To rear is a private wrap around garden with a paved patio seating area, wooden raised planters with various plants, a lawn, mature shrubs and trees, courtesy lighting, an outdoor tap and fence panelled boundaries.

Garage

8'3" x 16'1" (2.54m x 4.92m)

The garage has lighting, power points, an up and over garage door and a single door providing access out to the garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

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

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

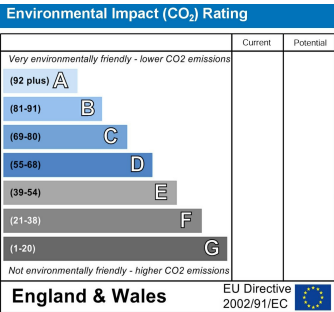
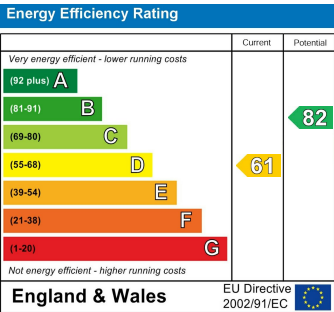
The vendor has advised the following:

Property Tenure is Freehold

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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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