

HoldenCopley

PREPARE TO BE MOVED

Lapford Close, Mapperley, Nottinghamshire NG3 5SQ

Guide Price £425,000

Lapford Close, Mapperley, Nottinghamshire NG3 5SQ



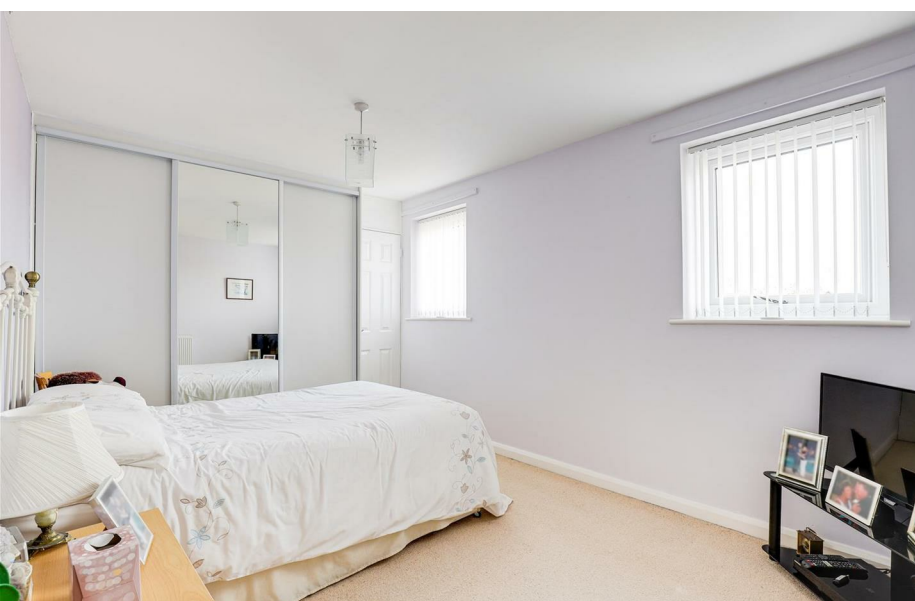
GUIDE PRICE: £425,000 - £450,000

LOCATION LOCATION LOCATION...

This spacious four-bedroom detached house is an ideal home for a growing family, offering generous living accommodation in a highly sought-after location. Positioned within close proximity to various local amenities, including shops, excellent transport links and the scenic Gedling Country Park, this property also benefits from being in a great school catchment area. The ground floor comprises an entrance hall, a convenient W/C, a garage with an electric vehicle charging point, two versatile reception rooms, a bright conservatory, a modern fitted kitchen and a practical utility room. Upstairs, the first floor features four well-proportioned bedrooms, one with an en-suite, a stylish three-piece bathroom suite featuring underfloor heating and access to a boarded loft, perfect for additional storage. Externally, the property boasts a driveway at the front, while the private rear garden provides an ideal space for outdoor activities, with a patio area, a lawn, decking and a shed. This well-presented home combines comfort, space and functionality, making it perfect for family life.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Private Rear Garden
- Driveway & Garage
- Cavity Wall Insulation





GROUND FLOOR

Entrance Hall

6'0" x 11'7" (1.85m x 3.54m)

The entrance hall has carpeted flooring and stairs, a radiator, coving and a single composite door providing access into the accommodation.

W/C

4'10" x 3'1" (1.49m x 0.96m)

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, partially tiled walls, a radiator, a towel rail and a UPVC double-glazed window to the front elevation.

Garage

21'3" x 15'9" (6.50m x 4.82m)

The garage has an electric vehicle charging point.

Dining Room

11'7" x 9'8" (3.54m x 2.96m)

The dining room has two UPVC double-glazed windows to the front and side elevation, carpeted flooring, a radiator and coving.

Living Room

11'5" x 18'11" (3.50m x 5.79m)

The living room has a UPVC double-glazed window to the side elevation, carpeted flooring, a decorative surround with a log-burning stove and tiled hearth, a radiator, a dado rail, coving and sliding patio doors providing access into the conservatory.

Kitchen

11'1" x 10'11" (3.40m x 3.33m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a matching breakfast bar, an integrated double oven, fridge and dishwasher, an electric hob with an extractor fan, a composite sink and a half with a drainer and a swan neck mixer tap, tiled flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Utility Room

10'11" x 4'7" (3.34m x 1.42m)

The utility room has fitted base and wall units with worktops, a single stainless steel sink, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the side of the property.

Conservatory

9'5" x 9'7" (2.88m x 2.93m)

The conservatory has carpeted flooring, wall-mounted light fixtures, UPVC double-glazed windows to the rear and side elevations and double French doors providing access out to the garden.

FIRST FLOOR

Landing

5'8" x 10'6" (1.75m x 3.21m)

The landing has carpeted flooring, access to the boarded loft via a drop down ladder and provides access to the first floor accommodation.

Master Bedroom

11'8" x 10'0" (3.56m x 3.05m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted mirrored sliding door wardrobes and access to the en-suite.

En-Suite

6'7" x 6'0" (2.01m x 1.84m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, a towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

9'3" x 13'3" (2.82m x 4.04m)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a built-in cupboard and fitted mirrored sliding door wardrobes.

Bedroom Three

7'8" x 9'10" (2.34m x 3.02m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and fitted mirrored sliding door wardrobes.

Bedroom Four

9'8" x 6'7" (2.96m x 2.02m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted mirrored sliding door wardrobes.

Bathroom

8'2" x 6'0" (2.49m x 1.83m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted bath with a mains-fed shower, a glass shower screen, tiled flooring with underfloor heating, tiled walls, a radiator, a towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, various plants, a driveway and two single iron gates to each side elevation.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio, a lawn, a decking area, a shed and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G 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 - Gedling Borough Council - Band E

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.

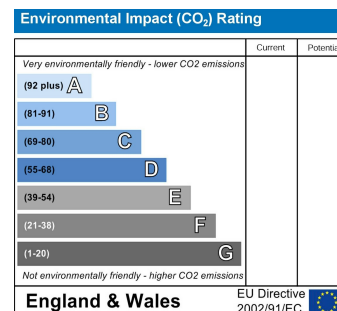
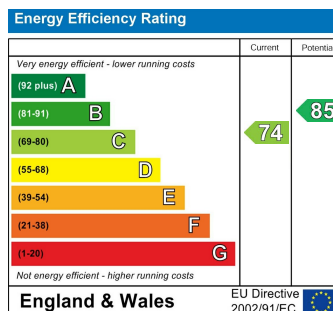
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Lapford Close, Mapperley, Nottinghamshire NG3 5SQ

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.