

**Ingram Road, Nottingham NG6 9GQ**

**welcome to**

## Ingram Road, Nottingham

- Traditional Bay Front Detached House
- Three Bedrooms
- Good Corner Plot
- Lounge/Diner
- Study/Playroom

Tenure: Freehold EPC Rating: D

offers in the region of

**£250,000**

### Entrance Porch

Double glazed, tiled flooring, door leading into entrance hallway.

### Entrance Hall

Stairs rising to first floor accommodation, under-stairs storage which has a double glazed UPVC window, boiler under the stairs, central heating radiator, door leading into lounge diner.

### Lounge/Diner

26' 5" x 11' 3" ( 8.05m x 3.43m )  
Double glazed UPVC bay window to front aspect, double glazed UPVC bay window to side aspect, open plan into kitchen, multi-fuel burner with granite hearth.

### Study/Playroom

Access off the lounge with double glazed window and radiator

### Kitchen

10' 2" x 8' 2" ( 3.10m x 2.49m )  
Having a range of eye and base level units, with splash backs, stainless steel sink unit, integral double electric oven and electric hob with extract hood above, plumbing for washing machine, space for fridge freezer, double glazed UPVC windows to side and rear aspect, double glazed UPVC door to rear aspect.

### Landing

Double glazed UPVC window to side aspect, doors to bedrooms 1, 2, 3 and bathroom.

### Bedroom One

14' 11" x 11' ( 4.55m x 3.35m )  
Having double glazed UPVC bay window to front aspect, two central heating radiators.

### Bedroom Two

12' x 10' 11" ( 3.66m x 3.33m )  
Having double glazed UPVC window to side aspect, central heating radiator and loft access with lighting and power.

### Bedroom Three

7' 4" x 7' ( 2.24m x 2.13m )  
Having double glazed window to front aspect, central heating radiator.

### Bathroom

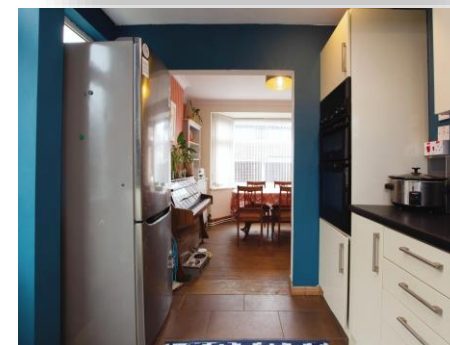
8' 2" x 7' ( 2.49m x 2.13m )  
Suite comprising of low flush level WC, wash hand basin, panelled bath with mixer taps and shower cubicle with shower. Double glazed window to side aspect and central heated radiator.

### Outside

To the front of the property is driveway providing off-street parking, leading to a single garage. To the rear of the property is an enclosed corner plot, laid to lawn, patio area, fenced surround, a variety of flower beds and gravel areas.

### Garage

Opening double doors, power and lighting.



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#### Property Ref:

BUL109958 - 0002

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