

12 Rutland Road

LADY BAY

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LADY BAY, WEST BRIDGFORD, NOTTINGHAM, NG2 5DG

A rare opportunity to acquire a beautifully presented three-bedroom semi-detached home in the heart of Lady Bay, this delightful property seamlessly blends period charm with modern living. Offering spacious open-plan living accommodation, a stylish kitchen, and a particularly generous rear garden complete with two patio areas, large garage and off-street parking for at least one vehicle, this is a home that will appeal to buyers seeking both character and practicality.

Ideally located just a short stroll from Lady Bay Primary School, local shops, pubs and other amenities, the property sits within the catchment area for the highly regarded Rushcliffe Secondary School and enjoys excellent access to further reputable schooling in the area.





welcome home

Upon entering the property, you are welcomed into a charming entrance hall where striking period-style tiled flooring sets the tone for the character and quality found throughout. Stairs rise directly ahead, while a door to the left leads into the open-plan living and dining space.

The front of the room is dedicated to a lovely sitting area, with a beautiful bay window flooding the room with natural light. A striking ESSE log burner is set within a painted stone fireplace, resting on a tiled hearth and framed by wall panelling, creating a warm and inviting focal point. To the rear, the dining area offers ample space for entertaining and benefits from a window overlooking the rear patio.





The split level kitchen is located at the rear of the property. Fitted with a range of white shaker-style units, the kitchen features wood-effect laminate worktops, stainless steel handles, and tiled splashbacks. Integrated appliances include a single oven with four-ring gas hob and extractor above, while there is further under-counter space for a washing machine and dishwasher. A freestanding fridge freezer slot is also provided. The one and a half bowl stainless steel sink is ideally placed beneath a window with views across the rear garden, and a patio door offers direct access to the rear terrace—perfect for summer dining. A further door leads down to the cellar.

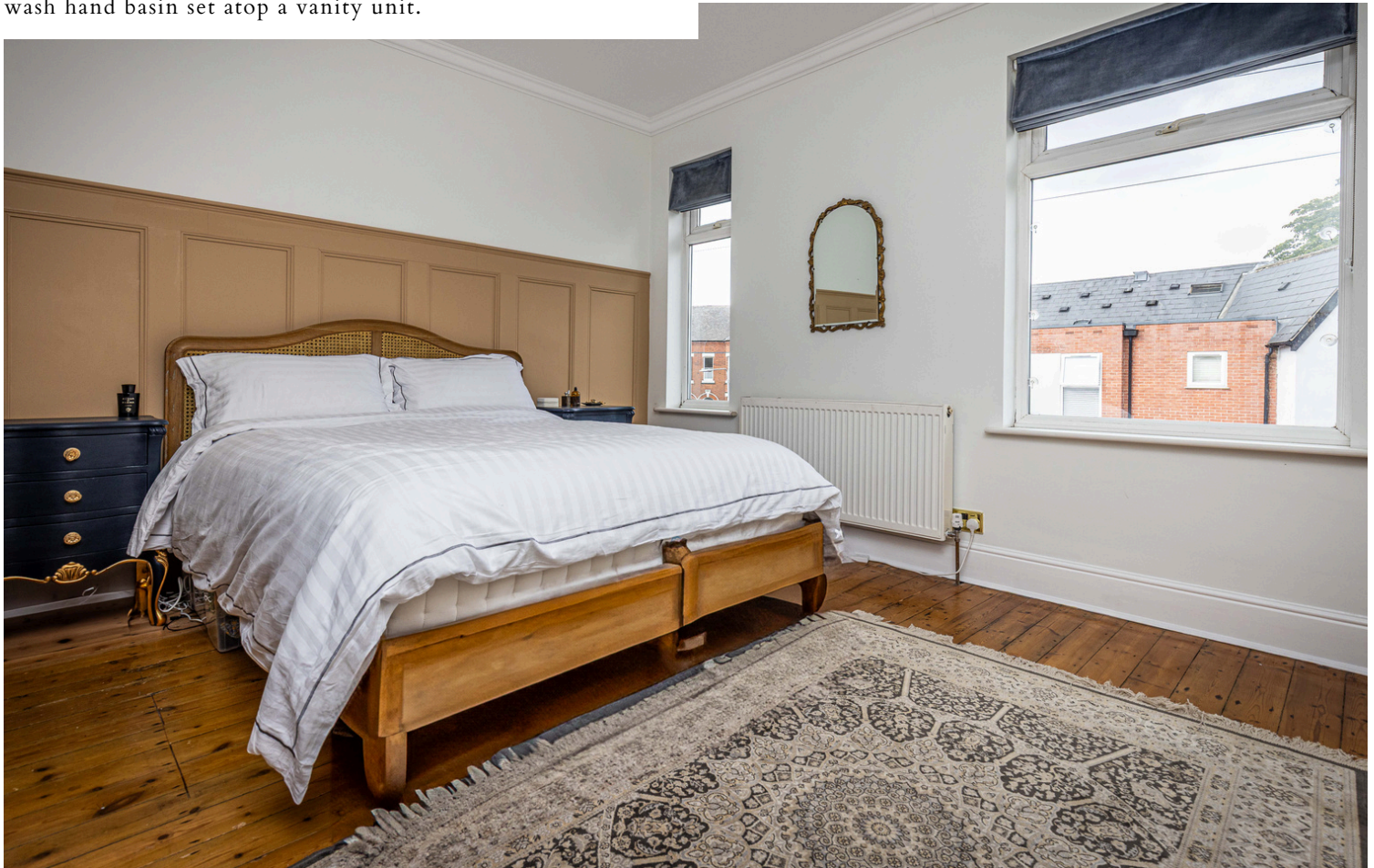
and so to bed...

On the first floor, the landing provides access to three well-appointed bedrooms and the family bathroom. A spacious shelved cupboard on the landing offers excellent storage.

The principal bedroom spans the full width of the property and is beautifully finished, with a wood floor, two tall front-facing windows, and a decorative wrought iron fireplace set into the chimney breast, flanked by fitted wardrobes.

The second bedroom is a good-sized double room overlooking the rear garden, while the third is a generous single currently used as a home office, also enjoying a garden aspect.

The family bathroom is smartly presented with a tiled floor, panelled bath with shower over and glass screen, WC, and a wash hand basin set atop a vanity unit.





grounds & gardens

Externally, the property is approached via a path set behind a low brick wall. A driveway runs alongside the house, providing valuable off-street parking—an increasingly rare feature in this area. Double gates lead through to the private rear garden, a real highlight of the property.

Immediately outside the kitchen is a large slabbed patio—ideal for al fresco entertaining—which enjoys a sunny aspect. There is a large outbuilding/ garage that benefits from electricity and offers excellent storage, workshop potential or even conversion (subject to the necessary consents). Steps lead down the side of the garage to a good-sized lawn, with a second patio area at the end of the garden, offering a further tranquil space for relaxing. The garden backs onto the canal, affording excellent privacy and a lovely green outlook, further enhanced by mature planting including hydrangeas and a large buddleia throughout the garden. Fenced borders provide both security and seclusion.





local amenities

Lady Bay is a highly sought-after residential area located just east of West Bridgford, offering the perfect balance of community charm and convenient access to a wealth of amenities. The neighbourhood itself boasts a vibrant local high street with independent shops, cafés, popular pubs, and essential services, all within walking distance. Lady Bay is particularly well regarded for its excellent schooling options, including Lady Bay Primary School and its feeder relationship to the outstanding Rushcliffe Secondary School. A short walk takes you to West Bridgford, known for its bustling café culture, weekend markets, and an array of bars, restaurants and boutiques. Nottingham city centre is also easily accessible—just a short drive or regular bus ride away—offering extensive retail, cultural and leisure opportunities, as well as mainline rail services. The area is also well connected by road links and benefits from nearby green spaces including The Hook nature reserve and the riverside paths, ideal for families and outdoor enthusiasts.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler fitted. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 48 | E

EPC potential: 60 | D



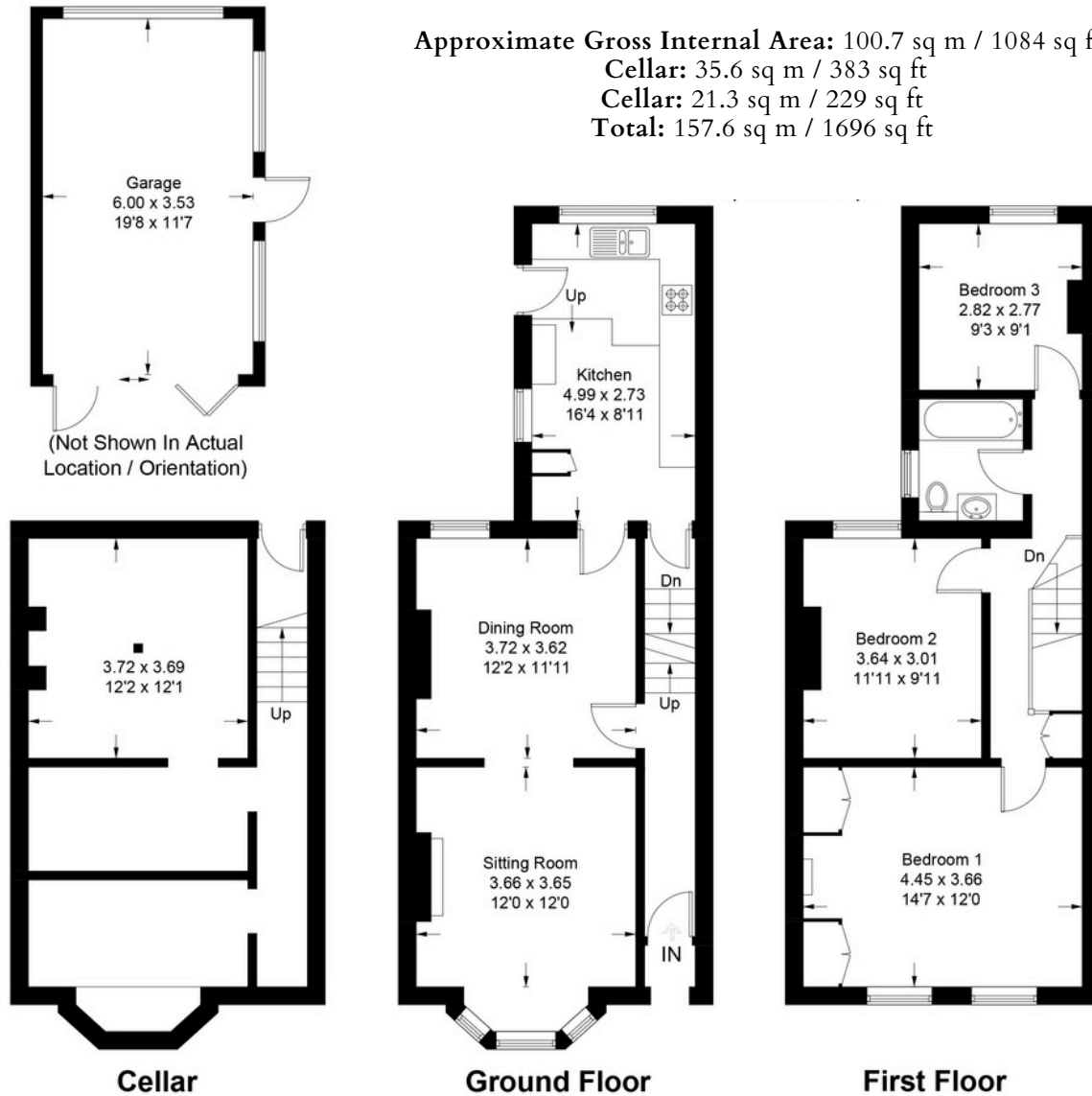
Floorplan

Approximate Gross Internal Area: 100.7 sq m / 1084 sq ft

Cellar: 35.6 sq m / 383 sq ft

Cellar: 21.3 sq m / 229 sq ft

Total: 157.6 sq m / 1696 sq ft



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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