



Holly House, 73 Loughborough Road,
Bradmore, NG11 6PA

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***** Guide Price £750,000 - £775,000 *****

Thomas James are delighted to offer this impressive detached family home to the market.

Refurbished over recent years, the property provides spacious accommodation arranged over two floors including; an entrance hall, a lounge, a study, an open plan family room/dining kitchen with French doors and bi-fold doors opening to the garden, plus a w/c on the ground floor, with the first floor landing giving access to four bedrooms (three with en-suite shower rooms), and the fitted family bathroom.

Benefiting from double glazing and gas central heating, the property has mature gardens to the rear, further gardens to the front, plus a gated driveway and integral garage providing off road parking for a number of vehicles.

Situated in the highly regarded South Nottinghamshire village of Bradmore, the property enjoys pleasant views over the local countryside. Ruddington, Nottingham and Leicester are easily accessible via main road routes and excellent local transport links.

Viewing is recommended.

Guide Price £750,000





GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With feature glazed panels, leading into the:-

Entrance Hall

Coat and shoe storage area, stairs rising to the first floor, double glazed window to the side elevation, under-stairs storage area, spotlighting, two large centre ceiling lights, Oak flooring, radiator, and doors opening to the integral garage, the lounge, the study, the open plan family room/dining kitchen, and the:-

Ground Floor W/C

Fully tiled and fitted with a two piece suite comprising a low level flush w/c, and a wall mounted wash hand basin with mixer tap over. Stainless steel heated towel rail, spotlighting.

Lounge

Double glazed bay window to the front elevation, feature log burner, Oak flooring, centre ceiling light, wall lighting, coving to the ceiling, radiator, and a door leading to the:-

Study

Double glazed windows to the front and side elevations, a range of built-in furniture including storage cupboards with top boxes and a desk area with drawers below, Oak flooring, centre ceiling light.

Open Plan Family Room/Dining Kitchen

FAMILY ROOM:- Feature log burner set in a brick surround, Oak flooring, centre ceiling light, radiator, and open access through to the:-

DINING KITCHEN:- Fitted with a range of wall, drawer and base units, inset sink unit with a mixer tap and hot tap over, built-in Toledo Rangemaster cooker with a stainless steel extractor hood over, integrated dishwasher, space for an American style fridge/freezer. Worcester Bosch boiler (housed in a wall unit), continuation of the Oak flooring, three radiators, spotlighting, feature ceiling light, double glazed windows to the side and rear elevations, a door leading out to the side, French doors and bi-folding doors opening to the rear patio area and gardens.

FIRST FLOOR ACCOMMODATION

Split First Floor Landing

Doors giving access to all four bedrooms, and the family bathroom.

Family Bathroom

Fitted with a four piece suite comprising; a low level flush w/c, wash hand basin set in a vanity unit, a free standing bath with mixer tap, and a large walk-in shower cubicle, mains fed shower. Stainless steel heated towel rail, spotlighting, and a double glazed window to the front elevation.

Bedroom Two

Double glazed window to the rear elevation, built-in furniture including wardrobes and a desk with drawers, radiator, and a door giving access to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising; a low level flush w/c, wash hand basin,

and a shower cubicle with an electric shower.

Stainless steel heated towel rail, medicine cabinet, and a double glazed window to the side elevation.

Bedroom One

Three Velux windows, dressing area with built-in wardrobes, spotlighting, radiator, French doors opening onto the Juliette balcony with open countryside views, and a door giving access to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising; a low level flush w/c, wash hand basin set in a vanity unit, and a large shower cubicle with mains fed shower. Stainless steel heated towel rail, spotlighting, and a double glazed window to the rear elevation.

Bedroom Three

Three Velux windows, two built-in wardrobes, large storage area, loft access hatch, spotlighting, radiator.

Bedroom Four

Double glazed window to the front elevation, built-in mirror fronted sliding door wardrobes, spotlighting, coving to ceiling, radiator and a door giving access to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising; a low level flush w/c, wash hand basin set in a vanity unit, and a shower cubicle with electric shower. Stainless steel heated towel rail, eaves storage units, spotlighting, and a Velux window.

OUTSIDE

At the front of the property there is gated access to the large driveway, which provides off road parking for multiple vehicles, in turn gives access to the INTEGRAL SINGLE GARAGE (with an up and over door, storage area and shelving, a concrete floor, and a door into the entrance hall), and to the entrance door. There are wrought iron fenced and hedged boundaries, low maintenance gravelled borders, and a pathway leading to the side and rear.

The fully enclosed rear garden enjoys open views over the local countryside. The garden includes a large patio with a spacious covered seating area (with power connected, lighting and a built-in fridge) is ideal for entertaining, a large shaped lawn, and mature trees. There is an external tap and lighting, and a storage shed (with power connected and a light).

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,485.61.

Referral Arrangement Note

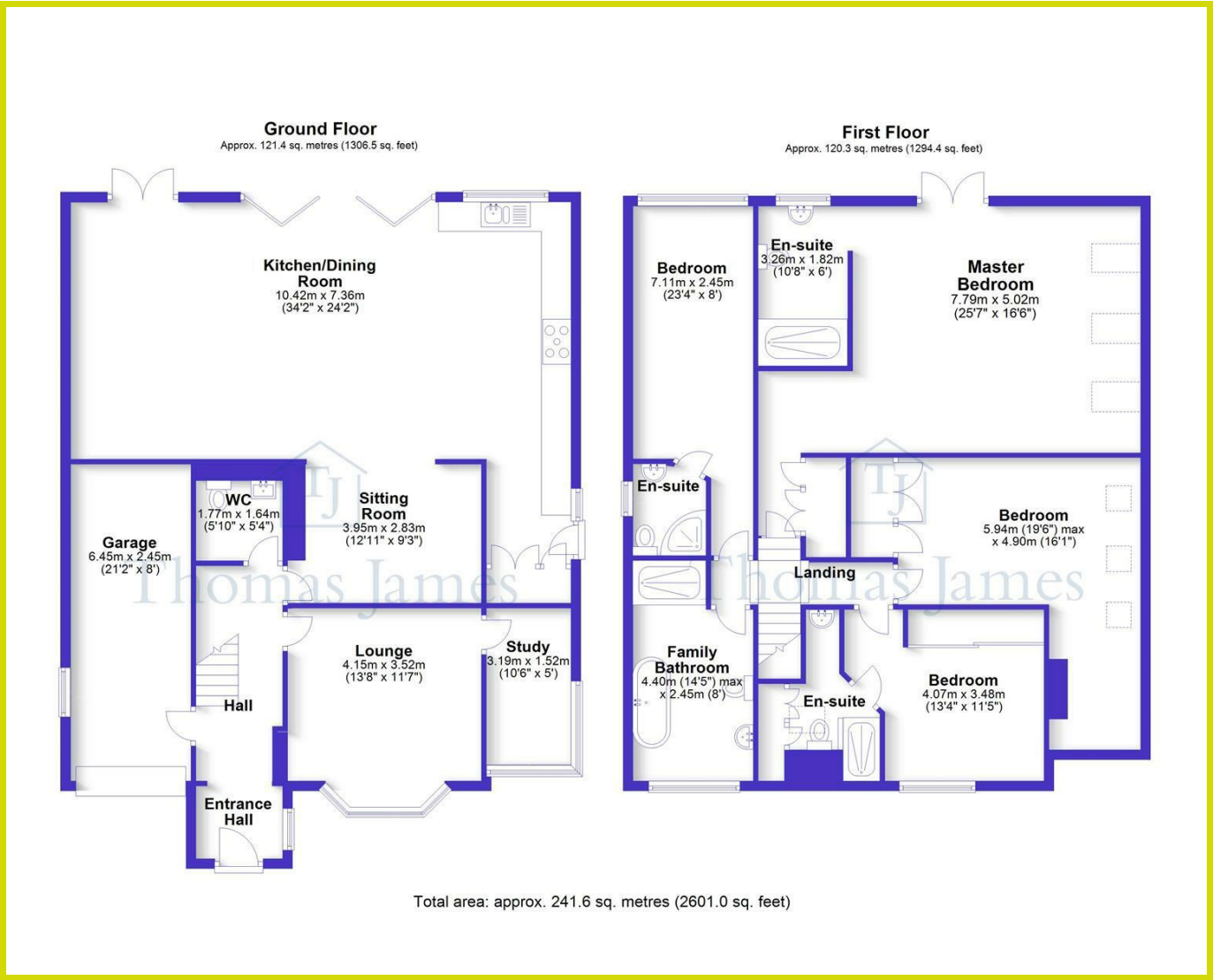
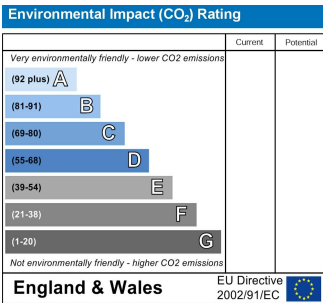
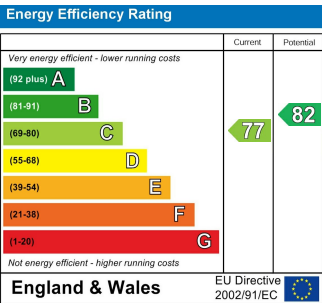
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