

113 Loughborough Road

West Bridgford
Nottingham
NG2 7JT

Offers in Excess of £570,000



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0115 841 1155



- Five-bedroom semi-detached home
- Three reception rooms and open plan kitchen diner
- Accommodation over three floors
- Ample off street parking
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Close to all local amenities
- Viewing essential
- Council Tax Band - D
- Tenure - Freehold

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Key Features

A five-bedroom semi-detached period home, located in the sought-after area of Nottingham, West Bridgford, close to all local amenities and in an highly regarded school catchment area.

Enter through double doors into the charm of this property, adorned with a period arched top light, leading to an entrance porch featuring Minton flooring. Another doorway, graced with stained glass and a leaded top light, opens into a generous reception hall boasting original corbels, ceiling coving, a staircase, and doors leading to the lounge, dining room and kitchen area. The lounge, bathed in natural light, unveils high ceilings, a feature fireplace housing a cast-iron log burner, and a double-glazed bay window framed by wood-effect UPVC sash windows. The dining room offers a dual aspect with double-glazed sashes and secondary glazing, a period-style leaded serving hatch to the kitchen, and an enticing feature fire surround with an art nouveau tiled insert. Wooden floors seamlessly continue, leading to a downstairs WC with a contemporary two-piece white suite. The kitchen presents a light and airy space, featuring a dining area with a door and window to the side, a brick wall island, and freestanding wall and base units. French doors lead to the sunroom, boasting bifolding doors, Velux windows, and a garden view.

Ascend to the first floor, revealing three bedrooms. The main front bedroom boasts wood-effect UPVC windows, ceiling coving, painted wooden floors, air-conditioning, and a column radiator. The second bedroom features a window to the rear and a period fireplace, while the third bedroom serves as a workshop with built-in storage. The bathroom has a contemporary two-piece suite, bath with shower over, and a side window. A separate WC with a low flush WC completes this level.

The journey continues up to the second floor, where a landing area with a Velux window leads to two additional double bedrooms. Both rooms showcase arched windows and cast-iron fireplaces, creating a unique and delightful atmosphere. The front bedroom also benefits from an air con unit.

Outside, the front offers parking for three cars on block-paved hardstanding leading to the front door. Gated access to the side reveals a block-paved courtyard area, extending to a landscaped garden with a mix of lawn and slate patio, providing a serene space to unwind at the end of the day. Your private retreat awaits – seize this opportunity now!



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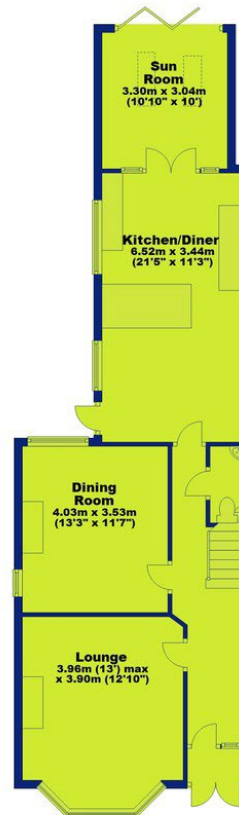


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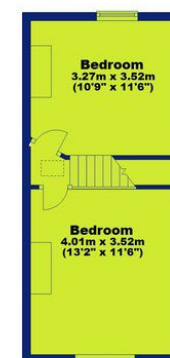
Ground Floor
Approx. 77.1 sq. metres (829.8 sq. feet)



First Floor
Approx. 66.6 sq. metres (716.4 sq. feet)

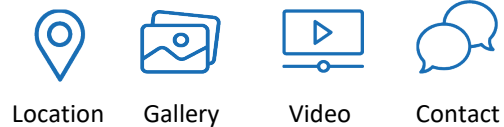


Second Floor
Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 172.1 sq. metres (1852.2 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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