

# Lady Bay Road

West Bridgford  
Nottingham  
NG2 5DT

**Guide Price £475,000-£485,000**



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Location



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0115 841 1155



- Detached house
- Three bedrooms
- Separate kitchen
- Sought-after school catchments
- Conservatory
- Large garden
- Driveway
- Garage
- Council tax - Band C
- Tenure - Freehold





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## Lady Bay Road, [West Bridgford, Nottingham, NG2 5DT](#)

A rare opportunity to purchase a well-presented 3-bedroom detached home, with a large 85ft rear garden, located in the centre of the highly sought-after Lady Bay area of West Bridgford, that has been upgraded and improved by the current owners with aluminium double-glazed windows and thermal insulated walls to the bedrooms, hall and landing. The house has had planning permission granted (although now expired) for a large single storey extension. There is lots of potential to extend to the side and rear.

The accommodation comprises entrance hallway, WC, living room to the front with bay window, separate kitchen, family room to the rear that gives access to the conservatory. To the first floor there are three bedrooms, a family bathroom, and a separate WC.

Outside to the front is a driveway providing off street parking. To the rear is a garage with new electric door. The garage has the potential to be converted into an office or garden room. There is a raised decking area and large garden that is laid mainly to lawn with a number of trees and mature shrubs.





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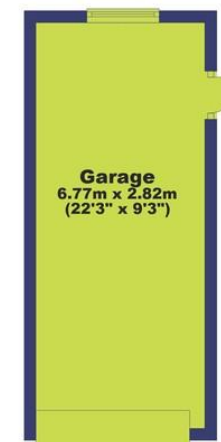
**Ground Floor**  
Approx. 52.1 sq. metres (561.0 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.9 sq. feet)



**Garage**  
Approx. 19.1 sq. metres (205.5 sq. feet)



**Total area: approx. 113.9 sq. metres (1226.5 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>76 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>54 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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