

DISTINCTIVE
HOMES
by



Holme Road
Lady Bay, NG2 5AD

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Situated in the highly sought-after area of Lady Bay, this charming 4-bedroom detached house sitting on a good-sized plot, offers a fantastic opportunity for those looking to create their dream home.





Ground Floor:

- Spacious entrance hall
- Reception room and dining room
- Kitchen/breakfast room, pantry and utility room

First Floor:

- Spacious landing
- 4 Bedrooms
- Family bathroom
- Separate WC

Grounds:

- Driveway and single garage
- Side garden
- South facing rear garden
- Double garage and driveway to the rear

Tenure - Freehold

Council Tax - Band D

EPC - Band D





While in need of updating, the property boasts immense potential, with ample scope for extension, subject to the necessary planning permissions.

One of the standout features of this home is its breathtaking, unobstructed views of the River Trent, providing a serene and picturesque backdrop to everyday life. The spacious south-facing garden offers the perfect space for outdoor living, with the sun gracing it throughout the day, making it ideal for entertaining or simply relaxing in your own private oasis. In addition to the rear and side gardens, there is also a driveway and garage to the front, and an additional double garage and driveway with parking for four cars to the rear of the plot.

With four generously sized bedrooms, two reception rooms, kitchen/breakfast room, utility and pantry, the house could be redesigned to suit modern tastes, this property invites imaginative renovation to maximize its potential.

Additionally, the peaceful riverside location is complemented by the convenience of being close to the walks along the river, local amenities, schools, and excellent transport links.

This property presents a rare opportunity to own a home with incredible views in one of Lady Bay's most desirable locations. Don't miss out on the chance to create something truly special!





Ground Floor

Approx. 71.3 sq. metres (767.1 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



Total area: approx. 137.2 sq. metres (1476.6 sq. feet)



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Distinctive Homes by FHP Living

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Interested in this home?

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