

254 Loughborough Road

West Bridgford
Nottingham
NG2 7EE

Guide Price £575,000 - £600,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Four/ five bedroom detached home
- Benefitting from no upward chain
- Three reception rooms
- Impressive master suite
- Large driveway and detached double garage
- Highly regarded school catchment area
- Sought-after West Bridgford location
- Viewing essential!
- Council Tax Band - F
- Tenure - Freehold



0115 841 1155



Location



Gallery



Video



Contact

254 Loughborough Road, [West Bridgford, Nottingham, NG2 7EE](#)

Key Features

An impressive 4/5 bedroom home. Situated within one of Nottingham's most desirable suburbs, this substantial detached family home boasts an enviable position just moments from one of the area's most highly regarded secondary schools. Nestled well back from the road, the property is approached via a private driveway that leads to a detached double garage to the rear. Offered to the market with no onward chain, the home provides spacious and versatile accommodation ideally suited to modern family living.

The property is entered via an open porch into a welcoming reception hallway, complete with slate flooring and a staircase rising to the first floor. Beneath the stairs, a cloakroom features a two-piece suite and a window to the side elevation.

The heart of the home is a generously proportioned kitchen, fitted with a range of base units, a central island with granite worktops, slate flooring, and a striking velux roof light that floods the space with natural light. French doors open out to the southerly-facing rear garden. A door from the kitchen leads to a well-sized dining room, creating an excellent flow for entertaining.

To the front, the extended lounge benefits from dual aspect double-glazed windows, a feature fireplace with a gas flame fire, and an abundance of natural light. Double doors connect this space to the dining room. An adjacent snug or home office enjoys pleasant garden views. Back to the front of the property is the fifth bedroom, ideal for guests.

Upstairs, the first-floor landing offers further natural light via a window to the side elevation. The principal suite enjoys views over the rear garden and benefits from a stylish four-piece en suite bathroom, which flows through to a bespoke dressing area with fitted furniture. Three additional bedrooms upstairs are served by a modern shower room and a separate WC.

Externally, the home enjoys a generous frontage enclosed by mature hedging, offering a high degree of privacy. A gate leads to a pathway and the lawned front garden, framed by mature trees and established shrubs. Vehicle access is via Kingswood Road, where a spacious driveway leads to the detached double garage, complete with electric up-and-over door, loft storage, and secure access to the rear garden and into the kitchen.

The beautifully landscaped rear garden enjoys a sunny southerly aspect and has been thoughtfully designed for outdoor living. With a combination of well-maintained lawns, hardstanding patio areas, and a covered seating space, it provides the perfect setting to relax and unwind beneath a canopy of mature trees.





0115 841 1155



Location



Gallery

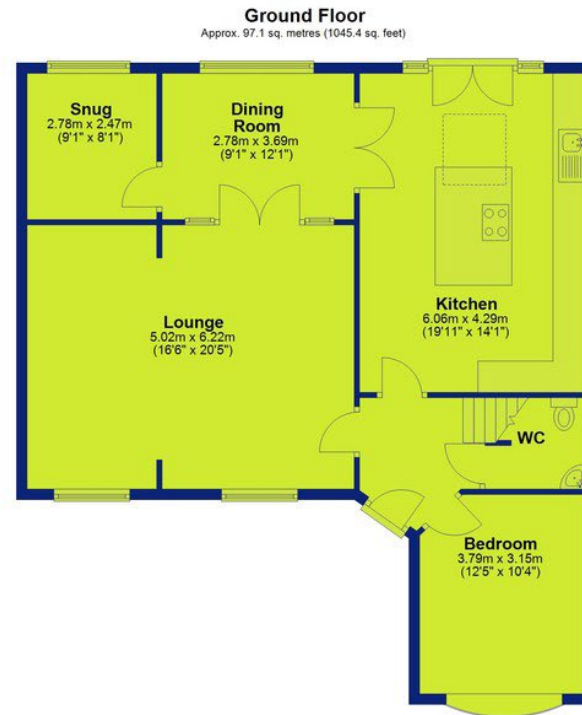


Video



Contact

254 Loughborough Road, West Bridgford, Nottingham, NG2 7EE



Total area: approx. 190.4 sq. metres (2049.5 sq. feet)



0115 841 1155



Location



Gallery



Video



Contact

254 Loughborough Road, [West Bridgford, Nottingham, NG2 7EE](#)



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		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.