

DISTINCTIVE
HOMES
by



Loughborough Road
West Bridgford, NG2 7EG

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Loughborough Road

West Bridgford, NG2 7EG

A distinctive and characterful Arts and Crafts-style five-bedroom detached family home, located in the highly desirable Nottingham suburb of West Bridgford, within the catchment areas of its highly sought-after schools.

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The property is entered via French doors with sidelights into a reception porch, which leads through a period leaded stained glass door into the welcoming reception hallway. This charming space features two leaded double-glazed windows to the front, decorative panelling with plate rails, attractive parquet flooring and a staircase, leading to the first floor. There is also a downstairs cloakroom and WC with built-in storage and a modern two-piece suite. Original leaded and stained glass doors open into the lounge, which enjoys a beautiful herringbone parquet floor and a double-glazed leaded bay window fitted with shutter blinds, allowing light to flood the space. A feature fireplace with a period-style gas fire provides a focal point, the perfect place to relax and unwind.

The sitting room offers a light and cosy space, featuring Crittall-style French doors and sidelights that open directly onto and overlook the rear garden. A stone fireplace with a cast-iron gas burner set on a stone hearth adds warmth and character.

The kitchen/diner has been extended to the rear, showcasing a stylish double-vaulted ceiling with Velux roof windows and French doors leading out to the garden. The kitchen is fitted with an elegant range of painted shaker-style units, quartz worktops, and integrated appliances, complemented by a central island with a quartz and wooden worktop. Wood-effect LVT flooring completes the look, creating a fantastic hub for family life and entertaining.





The main bedroom benefits from a contemporary en-suite shower room, built-in storage, and Velux windows to the side. All three further second-floor bedrooms can accommodate double beds.

Continuing to the second floor, there is a spacious landing/sitting area with Velux windows to the rear, leading to a further double bedroom with solid wood flooring and an en-suite WC.

Outside, the property is well screened from the road by a maturely stocked front border with a boundary wall and a gravel driveway providing off-road parking for multiple vehicles. Planting borders frame the approach and lead to the attached garage, with side-by-side doors, and a pathway extending to the rear garden.

The rear garden features a generous composite deck spanning the width of the property, overlooking a lawned garden with slate-chipped pathways, herbaceous borders, and two elegant mature pine trees. To the rear is a fully insulated garden office/studio, with electrical power, providing an ideal space for year-round work and hobbies and relaxation during the summer months.

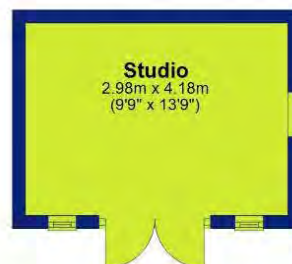




Ground Floor
Approx. 96.4 sq. metres (1037.4 sq. feet)



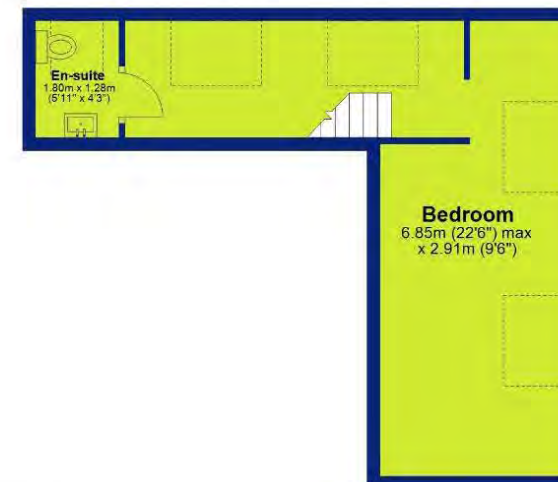
Studio
Approx. 12.5 sq. metres (134.1 sq. feet)



First Floor
Approx. 83.0 sq. metres (893.0 sq. feet)



Second Floor
Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 221.6 sq. metres (2384.9 sq. feet)





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| 69-80 | C | | |
| 55-68 | D | 65 D | 79 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Interested in this home?

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