

DISTINCTIVE
HOMES
by



Loughborough Road
West Bridgford, NG2 7EG



www.fhpliving.co.uk

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.





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)



First Floor

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



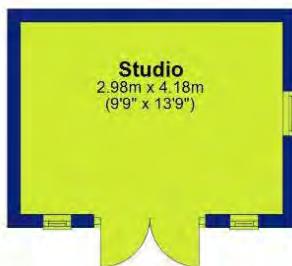
Second Floor

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



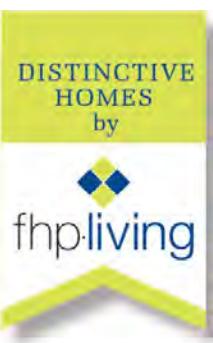
Studio

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



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

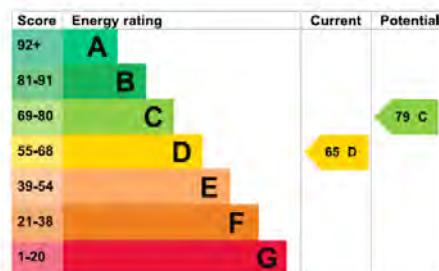




Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk



FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB