



95 Kent Road, Mapperley, NG3 6BN

Price Guide £400,000

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# 95 Kent Road Mapperley, NG3 6BN

- Three bedrooms + box room/office
- Large plot & double garage
- Lounge & dining room
- Spacious breakfast kitchen
- Basement
- Many character features throughout

An attractive period detached house built around 1903 in a very popular location just a short distance from Mapperley's busy shopping area. Three bedrooms plus first floor study, two spacious reception rooms, breakfast kitchen and a large plot with detached double garage!



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## Overview

The property has many character features throughout, some original, including decorative coving, internal doors, fireplaces and more recently, in-keeping replacement double-glazed sash windows to the front elevation. Central hallway with Cornish slate tiled floor with stairs leading to the basement, first floor and access to the separate dining room and lounge, with feature stoves style coal effect gas fire. There is also a spacious breakfast kitchen with solid wooden worktops, Belfast sink and original cupboards housing the combination boiler installed in 2020. On the first floor, there are three double bedrooms and a fourth room currently used as an office/study along with a modern shower room. The main garden is located to the side of the house and the separate brick built double garage is accessed from the roadside.

## Entrance Hall

With a modern composite front entrance door and UPVC double-glazed side windows. Spindled staircase leading to the first-floor landing, radiator, original decorative plaster arch and coving, Cornish slate tiled floor continues through to the kitchen and doors lead to both reception rooms. The basement has light and power.

## Lounge

Feature brushed steel log effect stove style gas fire with tiled hearth and large marble surround. Two double glazed sash windows to the front, window to the side and radiator.

### Dining Room

Also with two double glazed sash windows to the front, exposed floorboarding with original decorative coving and picture rail, radiator, original built-in cupboards and a recessed brick decorative fireplace with wooden surround.

### Breakfast Kitchen

A range of units with solid wood worktops and a Belfast sink with tiled splashback. Space for a range cooker with black extractor canopy, plumbing and space for both washing machine and dryer, plumbing for dishwasher, LED ceiling downlights and original built-in cupboards housing the main combination gas boiler installed in September 2020.

### First Floor Landing

UPVC double glazed rear window and loft access.

### Bedroom 1

Double glazed sash window to the front, UPVC double glazed side window, original decorative cast iron fireplace and surround, radiator and picture rail.

### Bedroom 2

Also with double glazed sash window to the front, radiator, decorative cast iron original fireplace and surround and picture rail.

### Bedroom 3

UPVC double glazed side window and radiator.

### Box Room/Office

Double-glazed sash window to the front and fitted worktop/desk.

### Shower Room

Consisting of a large glazed cubicle with fixed head mains rain shower, wash basin with vanity base cupboard and push button toilet with tiled surround. Slate coloured floor tiles, extractor fan, plumbing for a radiator and UPVC double glazed side window.

### Outside

The house is fronted by a large privet hedge with a central arched opening leading through to the front garden which is lawned on either side. There is also gated access on either side. To the right is a further enclosed lawned garden area and to the left, a gate and trellis arch lead through to the main garden. The garden is lawned and has a mature tree, hedged perimeter and a block paved seating access accessed from the rear hall door with an outside tap and wall light. At the end of the garden and accessed from the roadside is the detached brick built double garage.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: no







ASBESTOS PRESENT: none  
ANY KNOWN EXTERNAL FACTORS: none  
LOCATION OF BOILER:  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Gas Plus Supply Limited  
MAINS ELECTRICITY PROVIDER: Utility Warehouse  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: TBC  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>52</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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