



26 Kent Road, Mapperley, NG3 6BE

Price Guide £300,000





26 Kent Road Mapperley, NG3 6BE

- Three bedrooms
- Conservatory & office
- Bathroom with mains shower
- Full width kitchen diner
- Great sized plot
- NO UPWARD CHAIN

Welcome to this charming detached house located on Kent Road in Mapperley. The property boasts three spacious bedrooms, a full width open-plan rear dining kitchen and separate front lounge, offering ample space for a growing family. For those in need of a home office, there is a multi purpose room located beneath the conservatory, with light, power and double doors leading out to the garden!



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Overview

Situated in a peaceful neighbourhood, this house provides a perfect retreat from the hustle and bustle of city life, and having been recently re-carpeted and re-decorated throughout, the interior is bright and airy, creating a welcoming atmosphere for you and your loved ones to enjoy. Kent Road is known for its friendly community and convenient location. With local amenities, schools, and parks within easy reach, this property offers both comfort and convenience. Whether you're looking to relax in the garden or explore the nearby green spaces, this house provides the ideal setting.

The accommodation consists of a front entrance hallway with original balustrade staircase, lounge with pebble effect electric fire, full-width kitchen diner with appliances including five ring hob and dishwasher. Upstairs there are three bedrooms and L-shaped bathroom with white suite, aqua boarding and mains shower. The property also has UPVC double glazing, a great sized rear garden and gas central heating with a combination boiler.

Entrance Hall

UPVC double glazed front entrance door and side window, original balustrade staircase with under-stair cupboard housing the Main combination gas boiler, radiator and doorways through to both the lounge and kitchen diner.

Lounge

Stone style fireplace and hearth with pebble effect electric fire, Virgin media point, radiator and UPVC double-glazed front window.

Kitchen Diner

The kitchen area has a range of units with granite-style worktops and an inset one-and-a-half bowl stainless steel sink unit and drainer with tiled splashbacks. Appliances consist of Neff brushed steel electric double oven and separate five-ring gas hob with extractor canopy and also integrated dishwasher. Ceiling downlights, UPVC double-glazed rear window and side door and tile effect laminate flooring continuing through to the dining area. The dining area has a radiator, further built-in matching shelved cupboards and UPVC double glazed sliding patio door through to the conservatory.

Conservatory

Being brick built and UPVC double glazed with pitched polycarbonate roof, wall lights, power points and laminate flooring.

First Floor Landing

Loft access and UPVC double glazed side window.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double-glazed rear window, radiator, telephone point and original built-in cupboard.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of a bath with glass screen, chrome mains shower and full-height aqua boarding. Dual flush toilet, pedestal wash basin, half tongue & groove wall panelling and half wall tiling, extractor fan, chrome ladder towel rail and two UPVC double-glazed side windows.

Outside

To the front there is a driveway and gravelled garden and central sleeper-edged planter, raised rockery bed and conifer screening. Sleeper and gravelled steps lead down to the driveway with double side gates leading to the side of the property. To the side, there is an outside tap and wall light with steps leading down to a paved patio and trellis arch through to the lawn. UPVC double-glazed double doors lead to the home office which is located beneath the conservatory which also has access to an under-floor store room/workshop and further under-floor access (please note head height is limited). The garden is lawned with a mixture of privet hedging and fencing to the perimeter and at the end of the garden is a further large-paved patio.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Solid brick



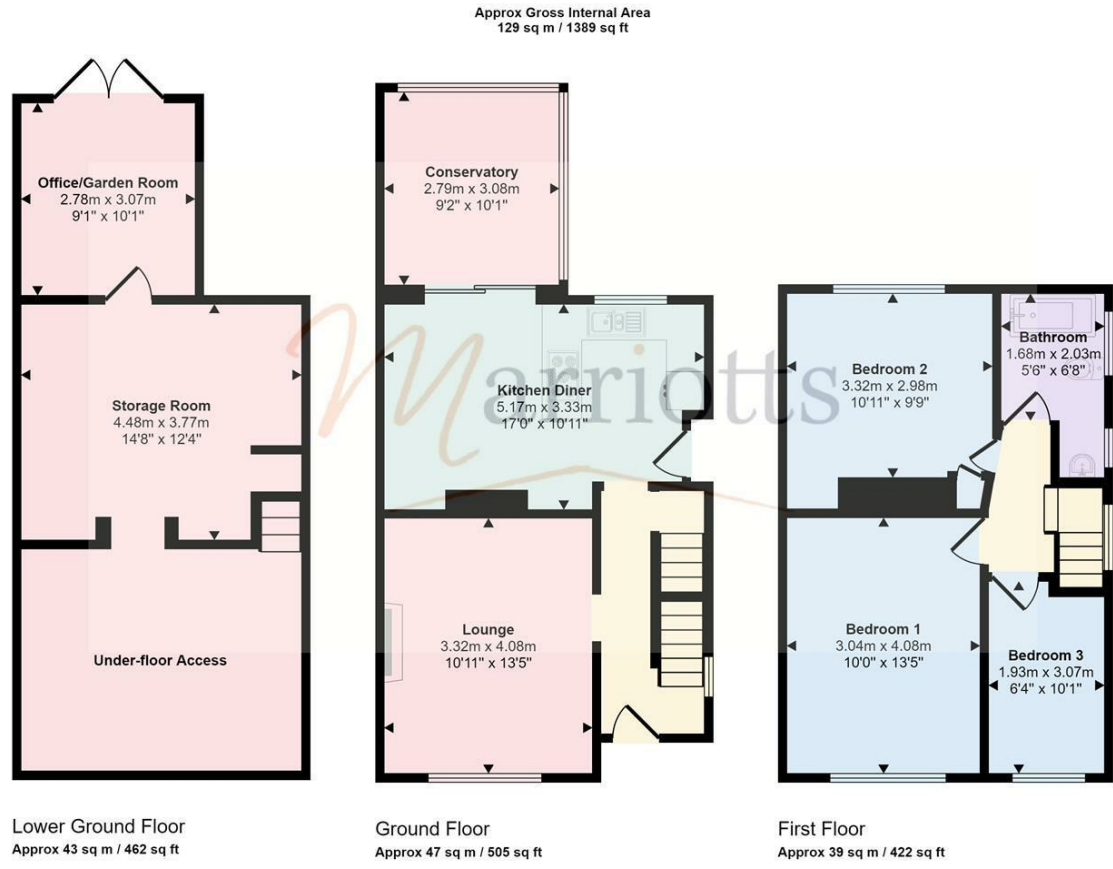




ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: N/K
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Understair cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
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: Level front access. Stepped side kitchen access.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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