



22 Longridge Road, Woodthorpe, NG5 4LX
£325,000



Marriotts



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- Three bedrooms
- Lounge and dining room
- UPVC double glazing
- Modern kitchen and bathroom
- Mature rear garden
- Desirable location

A traditional detached house in a popular location, with three bedrooms, bathroom and separate toilet, lounge and dining room, kitchen with built-in oven and hob and a mature rear garden!

£325,000



Overview

Located in the popular area of Woodthorpe, this attractive detached house on Longridge Road is ideal for families seeking a welcoming home in a desirable neighbourhood.

Upon entering, you are greeted by an inviting entrance hall featuring an original oak strip floor that adds a touch of character and a walk-in cloakroom with coat hooks. The dog-leg staircase leads you to the first floor, while the spacious lounge, complete with a living flame gas fire, provides a cosy retreat and the separate dining room has a patio door leading out to the rear decking and mature garden. There is also a handy integral store room with power and plumbing for a washing machine and the kitchen, with cream gloss units and wood style worktops, also has a very useful walk-in original pantry.

Upstairs, there are three bedrooms, separate toilet and bathroom with bamboo style flooring, bath with glass screen and shower and a feature wash-stand style glass basin.

Situated in a sought-after location, this property benefits from being close to reputable schools, making it an excellent choice for families. With its charming features and prime location, this house on Longridge Road is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful home your own.

Entrance Hall

UPVC double glazed stained glass entrance door, original oak strip flooring, dog-leg staircase leading to the first-floor landing, walk-in cloaks cupboard with UPVC double glazed side window, coat hooks, RCD board and smart electric meter.



Dining Room

Marble fireplace and hearth with Adam style surround, UPVC double glazed windows and door leading out to the decking and laminate floor continuing through to the living room.

Living Room

Marble fireplace and hearth with living flame gas fire and Adam style surround and UPVC double glazed front bay window.

Kitchen

A range of units with doors in cream gloss, with wood effect worktop, upstands and tiled splashbacks. Appliances consist of a brushed steel trim electric double oven and Bosch four-ring induction hob with stainless steel splashback, inset circular stainless steel sink unit, plumbing for a washing machine/dishwasher, tiled floor, walk-in shelved pantry, UPVC double glazed rear window and side door.

First Floor Landing

With original stained glass window, loft access, separate toilet with wood effect floor covering and UPVC double glazed window.

Bedroom 1

UPVC double-glazed bay window to the front.

Bedroom 2

UPVC double-glazed rear window and laminate flooring.

Bedroom 3

UPVC double-glazed front window and built-in over-stair wardrobe.

Bathroom

With fully tiled walls and bamboo-style laminate flooring. The suite consists of a bath with glass screen and shower attachment and a washstand-style glass bowl sink unit. Airing cupboard, LED downlights and two UPVC double-glazed side windows.

Outside

There's a walled front lawn with plant and shrub borders and a paved driveway leading to the side of the property. To the side, there is an integral store with power and plumbing for a washing machine. The driveway then leads to a walled concrete garage base with access to the large enclosed deck, with external power and outside tap. The garden is lawned and has mature shrubs, bushes and trees.

Material Information

TENURE: Freehold

COUNCIL TAX: GBC - Band D

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

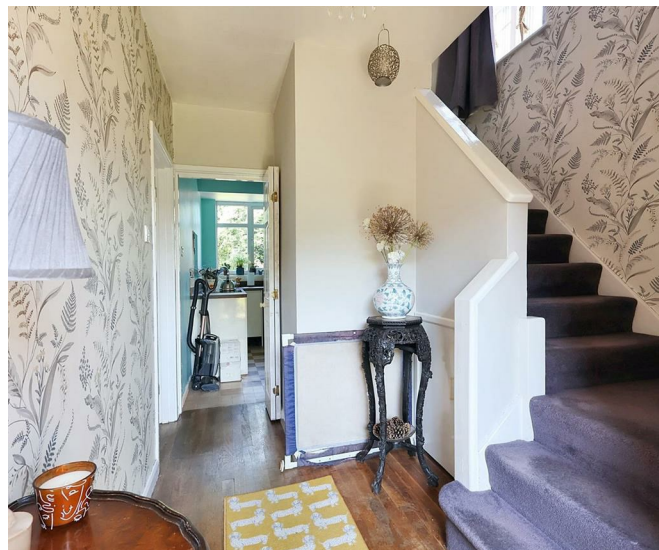
FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: n/a

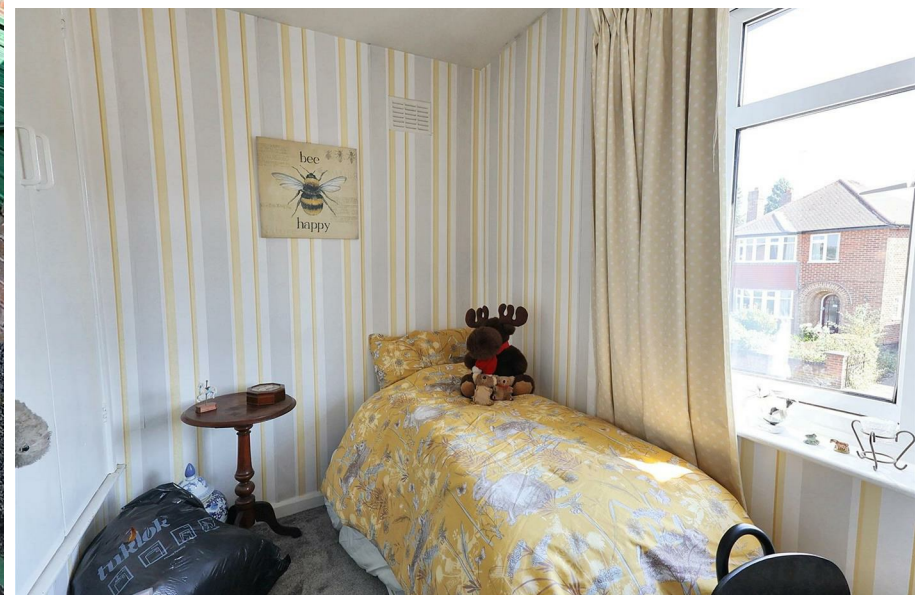
UTILITIES - mains gas, electric, water and sewerage.



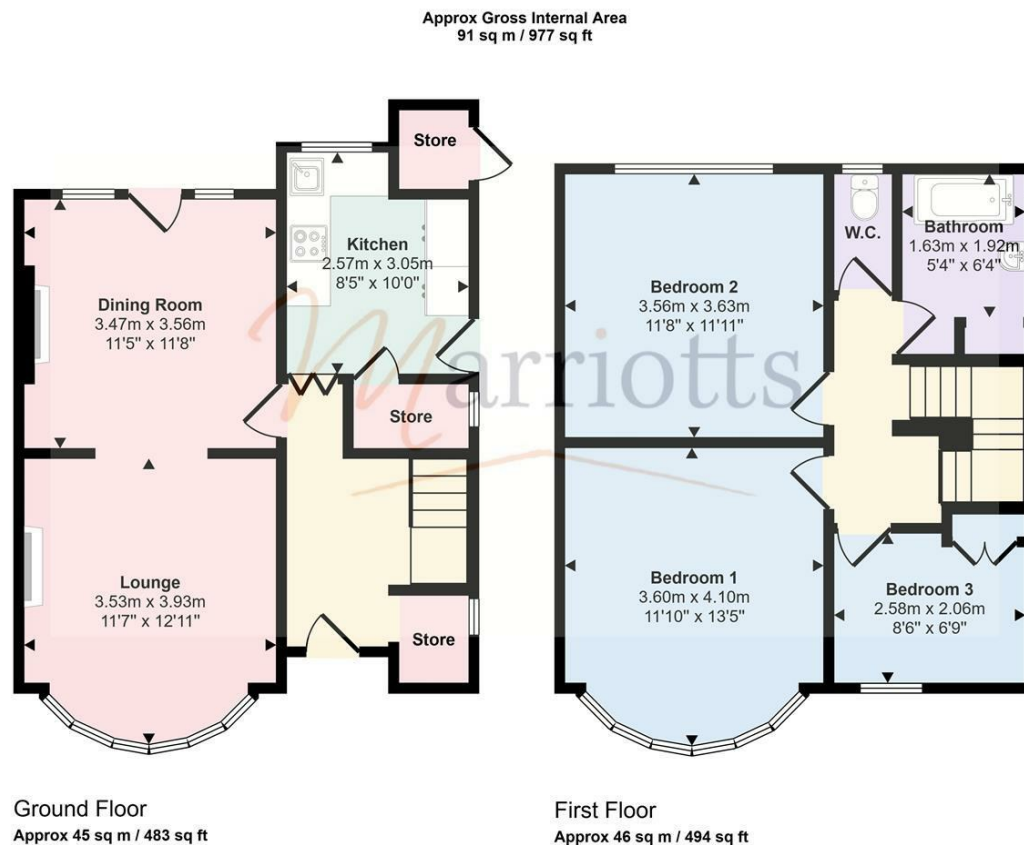




MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access





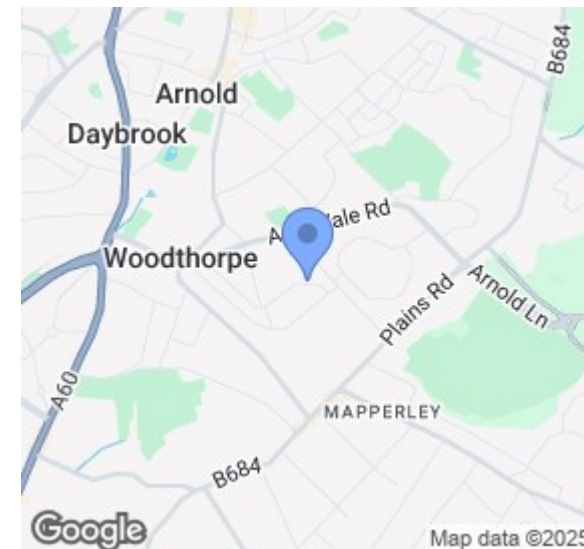


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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