



15 Pilkington Road, Nottingham, NG3 6HL

Price Guide £425,000

- Immaculate Three Bedroom Detached House
- Large Open Plan Lounge/Kitchen/Diner
- Three Good Size Bedrooms
- Driveway
- GUIDE PRICE £425,000 - £450,000
- Fully Refurbished and Extended
- Bathroom and Shower Room
- Loft Room
- Large Rear Garden with Garden Room



# 15 Pilkington Road, Nottingham NG3 6HL

GUIDE PRICE £425,000 - £450,000 - Beautifully Presented Three Bedroom House. Fully Renovated and Extended by the current owners. The spacious accommodation comprises; Large Open Plan Lounge/Kitchen/Diner, Three Double Bedrooms, Further Lounge, Bathroom and Shower Room, Utility Room. Driveway. Substantial Rear Garden with Large Summer House.



Council Tax Band:



#### Entrance Hall

Laminate wood effect flooring. Stairs to the first floor and to the lower ground floor. Doors to the Bedrooms and the Bathroom.

#### Bedroom One

15'2 x 12'1

Double glazed bay to the front. Radiator.

#### Bedroom Two

14'0 x 10'0

Bay window to the front elevation. Radiator.

#### Bedroom Three

10'9 x 11'0

Window to the rear. Radiator.

#### Bathroom

Window to the rear. Freestanding bath. Low level flush toilet. Pedestal wash hand basin. Tiled flooring. Radiator.

#### Landing

With stairs down to the Lower Ground Floor.

#### Top Floor Lounge

16'5 x 14'5

Eave storage. Dormer windows to front and rear elevation. Radiator.

#### Lounge/Diner

15'1 x 16'2

Concrete effect tiled flooring. Wood burner. Bi-fold doors to the rear. Door to the Utility Room. Opens into the Breakfast Kitchen.

#### Kitchen

15'0 x 12'6

Concrete tiled flooring continued from the Lounge/Diner. Underfloor heating throughout the whole lower ground floor. A range of modern base and wall units with integral dishwasher, two ovens, gas hob and extractor over. Roof lantern. Bi-folds to the rear elevation.

#### Utility

Housing the gas combination boiler. Plumbing for a washing machine. Door to the Shower Room.

#### Shower Room

Shower cubicle with mains shower and tiled splash backs. Low level flush toilet. Wall mounted wash hand basin. Window to the side elevation.

#### Summer House

With double glazed windows and French doors. Power and light.

#### Exterior

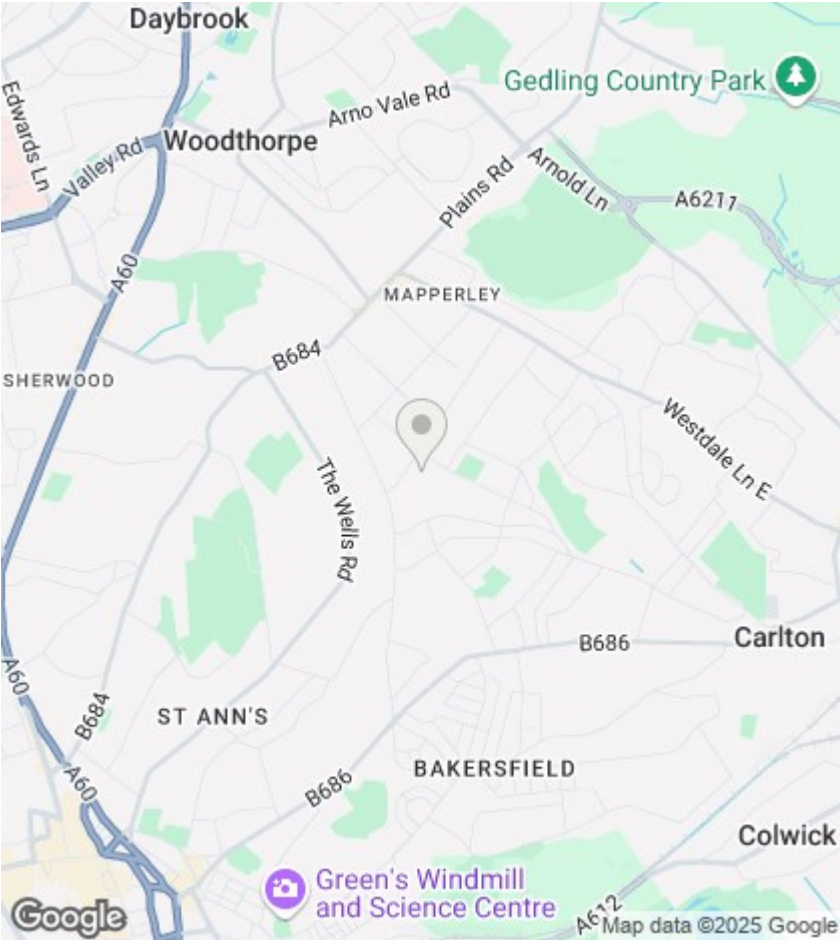
Substantial lawned garden.











Approximate Gross Internal Area  
1518 Sq.ft. (141.03 sq.m.)  
(Excluding Eaves Storage)

Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

