

15 Pilkington Road, Nottingham, NG3 6HL

Price Guide £395,000

- Immaculate Three Bedroom Detached House
- Large Open Plan Lounge/Kitchen/Diner
- Three Good Size Bedrooms
- Driveway
- GUIDE PRICE £395,000 - £415,000
- Fully Refurbished and Extended
- Bathroom and Shower Room
- Loft Room
- Large Rear Garden with Garden Room

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GUIDE PRICE £395,000 - £415,000 - 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/Lounge

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

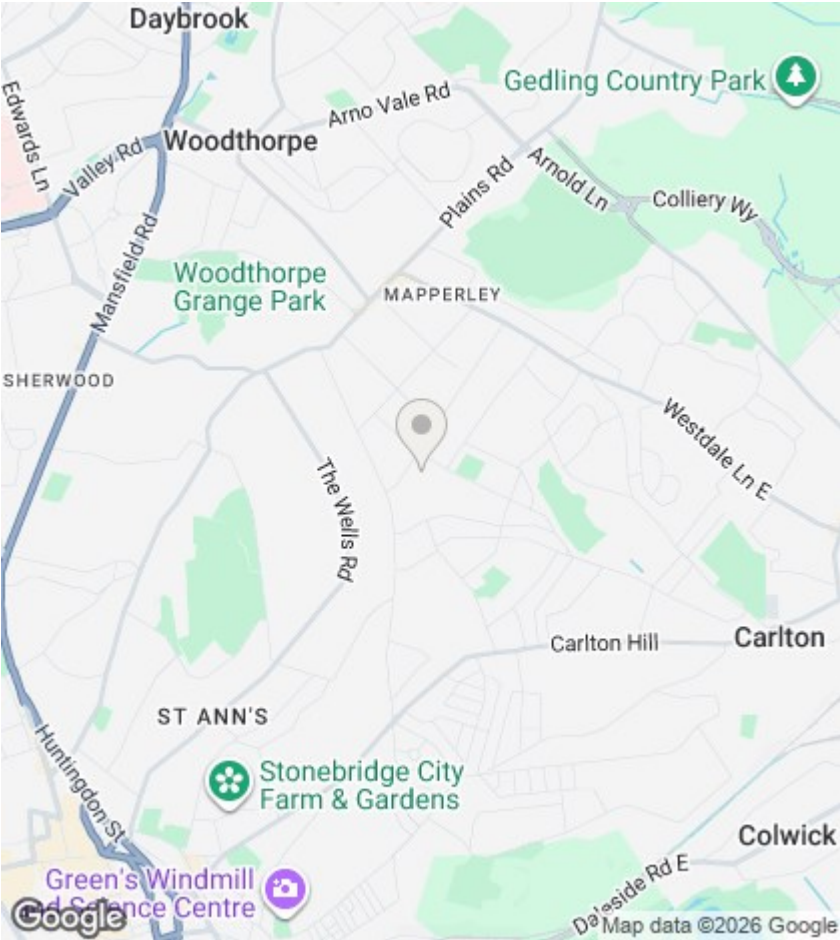
With double glazed windows and French doors. Power and light.

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	

