



41 Pilkington Road, Nottingham – NG3 6HL

Guide Price £300,000

DavidJames  
the estate agent





## 41 Pilkington Road

Nottingham, Nottingham

Well-presented detached family home set over three-storeys, close to Mapperley's excellent amenities! Dining kitchen, lounge, 3 beds and a superb garden plus a double-width driveway and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented detached family home
- Within easy reach of Mapperley's nearby amenities and a short commute to Nottingham City Centre
- Superb modern dining kitchen with a range of integrated appliances and a feature Juliet balcony
- Bright and spacious lounge with French doors
- Versatile lower ground floor bedroom three (current home office) with en-suite
- Two top floor bedrooms (main bedroom with an en-suite and fantastic views)
- Family bathroom with a three-piece modern white suite
- UPVC double glazing and gas central heating with a recently replaced boiler
- Fantastic garden incorporating a decked and elevated terrace, lawn and further paved seating space
- Double-width driveway and garage provide off-street parking













Floor -1



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

97.2 m<sup>2</sup>

1046 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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