



**11 Pilkington Road, Nottingham – NG3 6HL**

Guide Price **£300,000 – £325,000**

**DavidJames**  
the estate agent





## 11 Pilkington Road

Nottingham, Nottingham

Delightful detached home within easy reach of Mapperley's vibrant amenities and Nottingham City Centre! 2 reception rooms, kitchen, 3 beds and a superb bathroom plus a generous garden and parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

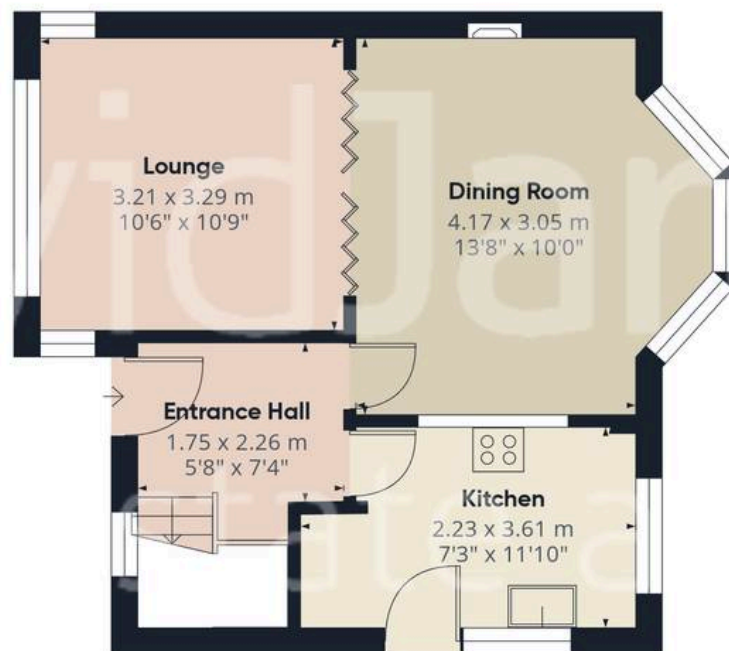
- Well-presented detached family home
- Ideally accessed for convenient access to Mapperley's vibrant amenities and Nottingham City Centre
- Initial welcoming entrance hall with a feature stained-glass window
- Bright lounge with original flooring
- Adjoining dining room with a feature log burner and bay window
- Fitted kitchen with space for freestanding appliances
- Three well-proportioned first floor bedrooms
- Superb modern bathroom with a three-piece suite and a twin-head overbath shower
- Generous, established and lawned rear garden with an initial patio seating area
- Off-street parking to the front











Floor 0



Floor 1

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

74.2 m<sup>2</sup>

798 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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## David James Estate Agents

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