



Milnhay Road  
Langley Mill Nottingham





# Milnhay Road Langley Mill Nottingham NG16 4AY

for sale  
**£220,000**



## Property Description

Beautifully updated throughout, this move-in ready home offers stylish and spacious accommodation across two floors. The ground floor features a welcoming entrance hallway with useful understairs storage, a high-quality fitted kitchen, and a bright, generous lounge/diner with double doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, along with a storage cupboard housing the gas combi boiler (installed in 2019).

Outside, the property sits behind a low brick wall with a neat lawned frontage. The driveway provides off-street parking for two vehicles. The impressive rear garden is mainly laid to lawn and benefits from a 14x10 workshop/shed with power inside, offering excellent additional storage.

## Entrance Hallway

UPVC front door access, LVT flooring, radiator, understair storage and stairs leading to the first floor.

## Lounge/ Diner

UPVC double glazed bay window to the front, LVT flooring, radiator and French doors leading to the rear garden.

## Kitchen

Fitted with modern wall and base units incorporating a composite one and half sink and drainer with mixer tap, integrated electric oven, induction hob, cooker hood extractor fan, integrated fridge/freezer, dishwasher, washing machine, radiator, LVT flooring, door to the side elevation and UPVC double glazed window to the rear elevation.



### **Landing**

UPVC double glazed window to the side elevation, carpet flooring and access to further rooms,

### **Bedroom One**

UPVC double glazed bay window to the front elevation, carpet flooring and radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

### **Bedroom Three**

UPVC double glazed window to the front elevation, carpet flooring and radiator.

### **Family Bathroom**

Fitted with a W.C, bath with shower over, perspex splashbacks, wash hand basin, extractor fan, radiator and UPVC double glazed opaque window to the rear elevation.

### **Front**

The property has a lawned garden area to the front with a driveway providing good off road parking. There is a secure gate leading to the rear garden. The property has had new guttering and facials boarding done within the last year.

### **Rear**

The rear garden offers fantastic space, offering patio and lawned areas and a garden shed. The garden is fully enclosed with a fenced boundary.



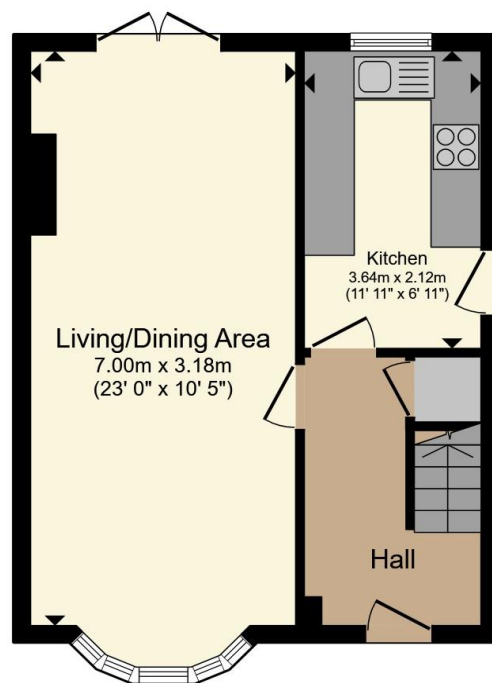




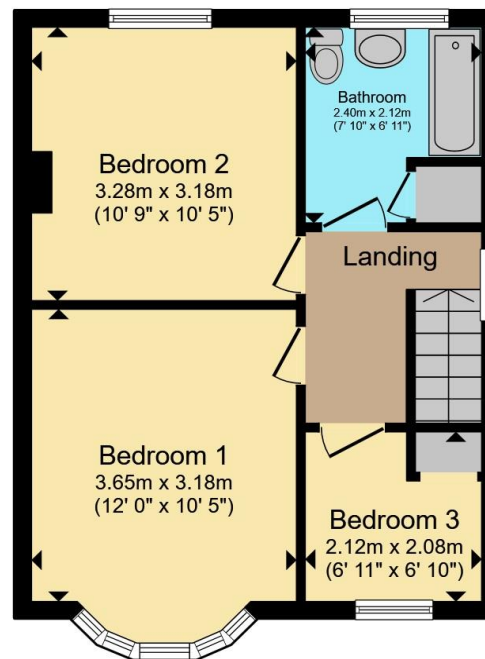








**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (834 sq.ft.) approx

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