

# 18 Rutland Road

West Bridgford  
Nottingham  
NG2 5DG

**Offers in Excess £460,000**



Call for further information:-



0115 841 1155



- Stylish three bedroom period home
- Off street parking and single garage
- South facing rear garden backing to canal
- Lounge, dining room and kitchen
- Scope for loft conversion
- Sought after school catchments
- Accommodation ready to move straight into
- Early viewing recommended



0115 841 1155

18 Rutland Road, [West Bridgford, Nottingham, NG2 5DG](#)

## Key Features

A well-presented three bedroom period home in the highly sought after Lady Bay area of West Bridgford. This property offers stylish accommodation with off street parking and garage with a south facing garden that backs onto the Grantham canal. Offering a home ready to move into with potential for conversion of the loft space.

The property is entered through an open porchway with front entrance door opening to the hallway where there are stairs to the first floor and doors that open to the lounge and dining room. The lounge has a bay window to the front elevation with built in window seat, a stunning period fireplace, original coving and picture rails. The dining room offers a light and airy space with period cast iron fire place, built in storage, window to the rear and doors with stained glass leaded light opening to the kitchen. The kitchen has a range of buttermilk shaker units with a breakfast bar to the rear and double doors stepping to the rear South facing garden.

To the first floor is a generous landing which is configured to allow the potential to extend into the loft space. There are three good sized bedrooms and a stylish white three piece bathroom.

Outside to the front there is a shared driveway that leads to the garage at the rear and a path leading to the front with a fenced boundary and mature tree and shrubs. The rear garden is of a Southerly aspect with a patio, seating and is majority laid to lawn with bedding for a variety of shrubs. The fence to the bottom of the garden separates the garden and has a seating area to the bank of the Grantham canal, a great place to relax and unwind.





0115 841 1155

18 Rutland Road, [West Bridgford, Nottingham, NG2 5DG](#)





0115 841 1155

18 Rutland Road, [West Bridgford, Nottingham, NG2 5DG](#)



## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 87   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      | 66   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.