

7 Westby Lane, Babbington, Nottingham, NG16 2SS

Offers In The Region Of £410,000

Freehold



- Four Bedrooms
- Spacious, Open Plan Kitchen/Dining Room
- Integral Appliances & Island
- Living Room with Multi-Fuel Burner
- Approx 1/3 Acre Woodland
- Ample Off-Street Parking
- Highly Sought-After Rural Setting
- Landscaped Rear Garden with Patio
- Accommodation Across Three Floors
- Additional Downstairs WC





Summary

Nestled within the desirable Babbington Village, this beautifully presented semi-detached home at Westby Lane offers spacious and versatile accommodation over three floors, complemented by generous outdoor space and the rare addition of private woodland.

The property opens into a bright and inviting living room, filled with natural light from windows and skylights, and enhanced by charming exposed wooden beams that add warmth and character. To the rear, a superb open-plan kitchen/dining room forms the heart of the home, featuring a central island, integrated appliances, and ample space for entertaining. Patio doors lead directly out to the rear garden, creating a seamless indoor-outdoor flow. A convenient downstairs WC completes the ground floor.

On the first floor, the landing provides access to three well-proportioned bedrooms and a stylish four-piece family bathroom, complete with a classic rolled top bath and separate shower.

The second floor is dedicated to an impressive principal bedroom, benefiting from dual-aspect skylights that create a bright yet peaceful retreat.

Externally, the front of the property offers a gravel driveway providing off-road parking for multiple vehicles. The landscaped rear garden includes a patio area, laid lawn and a range of outbuildings including a shed, outhouse and summer house.

A particularly unique feature is the additional ownership of approximately one-third of an acre of woodland, ideal for those seeking a connection to nature or additional recreational space.

This attractive home blends modern living with character features and excellent outdoor space, making it an ideal choice for families or buyers seeking a semi-rural lifestyle.

F&C

The Location

Babbington Village offers a highly desirable balance between peaceful rural living and everyday convenience, making it an attractive location for a wide range of buyers.

One of the main benefits is its semi-rural setting, providing a quiet, community-focused environment surrounded by open countryside—ideal for walking, cycling, and enjoying nature. Properties here often benefit from more space, greenery, and privacy compared to more urban areas.

Despite its tranquil feel, Babbington Village is typically well-connected, with easy access to nearby towns and transport links, making commuting straightforward while still allowing residents to retreat from busy town centres.

The area is also known for its strong sense of community, appealing to families and those seeking a more relaxed pace of life. Nearby amenities, schools, and local services are usually within a short drive, offering practicality without compromising on the village charm.

Accommodation

Ground Floor

Living Room

17'6" x 10'11" (5.35 x 3.33)

Extended to front aspect with windows and skylights, multi-fuel burner, vertical column radiators, tv points, archway to kitchen/dining area, wood flooring and down lights,.



Kitchen/Dining Room

19'7" x 14'7" (5.97 x 4.45)

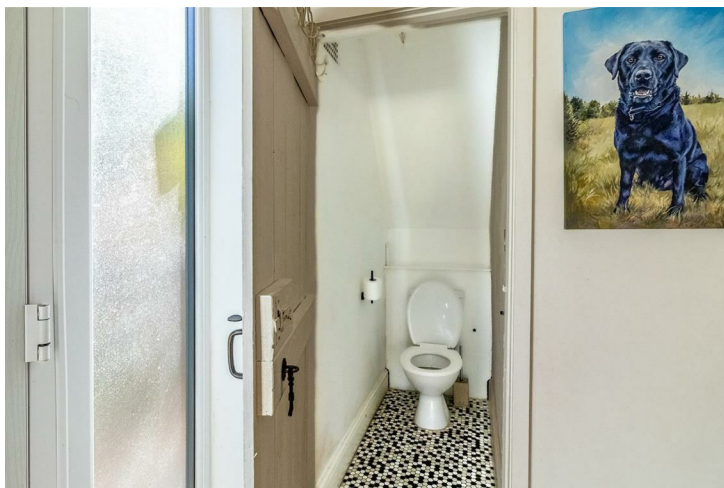
Having fixed wall units space for range cooker, splashbacks, hob to cooker, central island with base units, built-in storage cupboard, radiators, wood flooring, down lights, external access to side entrance, sliding doors to rear patio and garden, integral dishwasher, integral fridge freezer and integral washing machine/dryer.



WC

4'7" x 2'5" (1.40 x 0.76)

Appointed with toilet.



First Floor Landing

11'6" x 5'11" (3.51 x 1.81)

Leading to three bedrooms and family bathroom with wall light, carpeting with lighting and storage cupboard understairs to second floor.

Bedroom Two

12'0" x 12'0" (3.66 x 3.66)

With wood flooring, windows to front, built-in storage cupboard over stairs to landing, radiator and wall lights.



Bedroom Three

10'10" x 8'6" (3.31 x 2.61)

Having carpet, radiator, window and ceiling light.



Bedroom Four

7'9" x 5'10" (2.37 x 1.80)

With carpet, radiator, window and ceiling light.



Family Bathroom

8'6" x 8'0" (2.60 x 2.44)

Floor and wall tiled and appointed with roll top bath, wash handbasin. WC, walk-in shower, wall unit lights, extractor fan and built-in shelf.



Second Floor

Bedroom One

18'1" x 14'0" (5.52 x 4.27)

Having double aspect sky lights, exposed wood beams, carpet, storage in both eaves, radiator, spotlights, window and exposed beams on stairs up to bedroom.



Front Garden

To the front is a driveway for multiple vehicles with path to side access and hedge to side.



Rear Garden

To the rear is a patio area, raised flowerbeds, mature trees, outhouse, shed, laid lawn, flower beds and summerhouse all enclosed by fencing. There is a side gate providing access.



Council Tax Band C







Floor 0



Floor 1



Floor 2

Approximate total area[®]
1206 ft²
111.9 m²
Reduced headroom
56 ft²
5.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	