



18 Ingleby Road, Nottingham, NG10 3DH

£210,000

Well presented three-bedroom semi-detached home offering well-balanced accommodation in the popular location of Sawley.

The ground floor comprises an entrance hall leading to a spacious lounge with a front-facing UPVC double glazed window and feature gas fire. To the rear of the property is an open plan kitchen and dining room with a newly fitted kitchen with a range of base and drawer units, work surfaces and inset ceramic sink with drainer. There is space for dining furniture, a rear-facing UPVC double glazed window, radiator, and patio doors providing access to the garden.

To the first floor, the landing provides access to three bedrooms along with a useful airing cupboard. Bedrooms one and three overlook the front aspect, while bedroom two enjoys views to the rear, each offering comfortable accommodation with space for furnishings.

The family bathroom is fitted with a modern suite comprising a bath with electric shower over, WC, hand wash basin, and heated towel rail, finished with a rear-facing frosted window allowing for natural light and ventilation.

Entrance Hall



Welcoming entrance hall with staircase rising to the first floor and access to the ground floor accommodation.

Lounge



Bright and comfortable lounge with front elevation window, offering a pleasant outlook and leading through to the kitchen/diner.

Kitchen/Diner



Newly fitted modern kitchen/diner with a range of wall and base units, incorporating a useful pantry cupboard for additional storage. Ample space for a

dining table and chairs. Double doors open directly onto the rear garden, providing excellent natural light.

Upstairs Landing



Landing area providing access to all first floor rooms.

Master Bedroom



Generous double bedroom with front elevation window, gas central heating radiator and laminate flooring.

Family Bathroom



Modern family bathroom fitted with a panelled bath with shower over and glass shower screen, low-level WC, and wash hand basin. Frosted window providing natural light and ventilation.

Bedroom 2



Double bedroom with rear elevation window, gas central heated radiator and grey carpet flooring.

Bedroom 3



Single bedroom with front elevation window, gas central heated radiator and laminate flooring - ideal as a child's bedroom, nursery, dressing room, or home office.

Loft

Fully boarded and has window, lighting and power.

Garden & Outdoors



Externally, the property continues to impress. To the front, a driveway provides convenient off-road parking, with gated side access leading to the rear of the property.

The enclosed rear garden offers a private outdoor space. A generous patio area with ample space for seating and garden furniture, the patio is complemented by attractive planted borders.

The garden further benefits from two spacious sheds, providing excellent storage solutions. One of the sheds has been adapted and is used as a bar area during the summer months.

Regulatory Information

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, ensuring that client funds are protected in accordance with current legislation.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

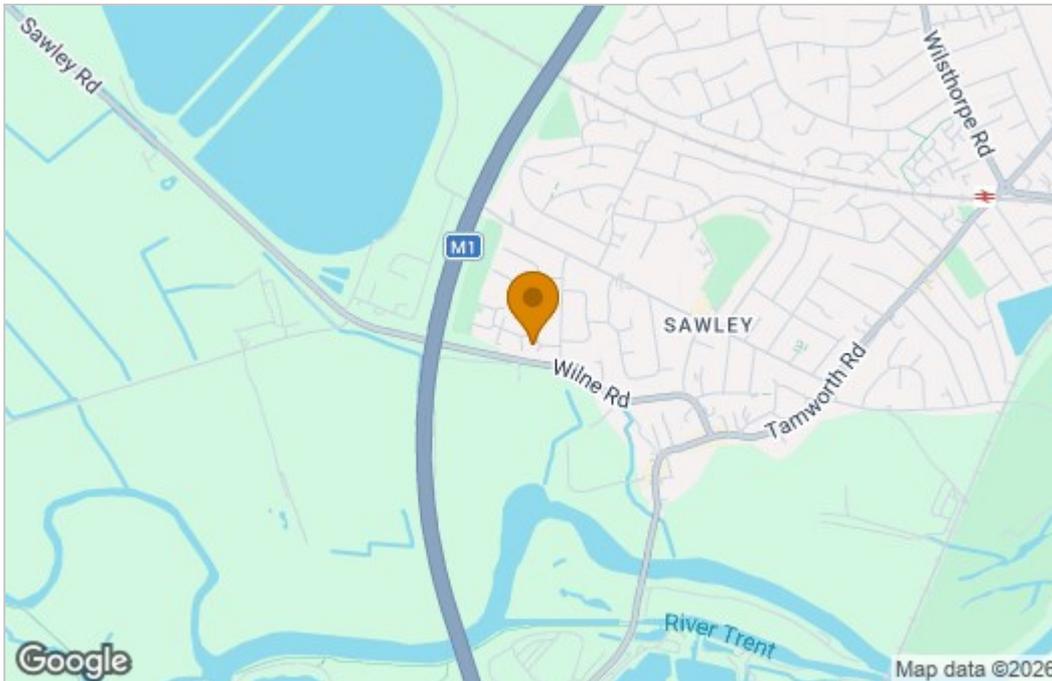
Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

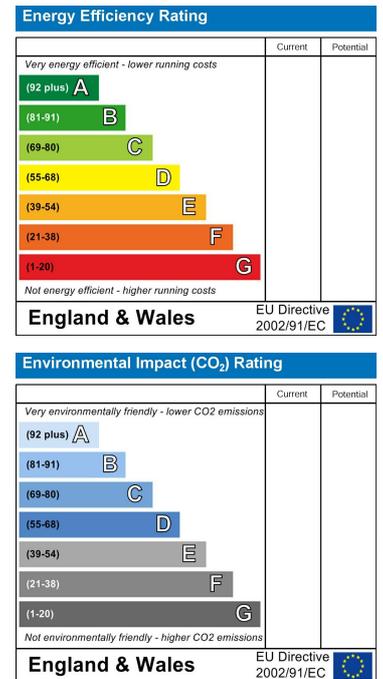
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.