



116 Glapton Road

| NG2 2FG | Asking Price £210,000

ROYSTON
& LUND

- Asking Price £210,000
- Two Bedroom Family Home
- Stunning Kitchen with Bi-Fold Doors
- Two Reception Rooms
- Beautifully Finished Throughout
- First Floor Family Bathroom
- Close to Numerous Amenities
- Council Tax: A
- EPC: D
- Freehold





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A well-presented two bedroom semi-detached home situated in The Meadows, Nottingham, offering characterful accommodation with a stylish extended kitchen and a private courtyard-style rear garden.

The property opens directly into a bright and welcoming living room, featuring an exposed brick fireplace and useful built-in shelving. From here, the accommodation flows through to a separate lounge/dining room, providing a versatile second reception space with a feature fireplace and log-burning stove. This room also provides access to the staircase leading to the first floor and continues through into the kitchen.

Positioned to the rear, the extended kitchen is a particularly attractive feature of the home, fitted with a range of contemporary units complemented by wooden work surfaces. A rooflight and additional windows allow plenty of natural light into the space, while bi-folding doors open directly onto the rear courtyard, creating a seamless connection between the kitchen and outdoor seating area during the warmer months.

To the first floor, a rooflight brings additional natural light onto the landing, which provides access to two well-proportioned bedrooms. Completing the accommodation is a spacious and stylish family bathroom, featuring a freestanding roll-top bath alongside a separate walk-in shower, wash basin and WC.

Externally, the property benefits from a private and enclosed courtyard-style garden, offering a secluded seating and entertaining area beneath established mature planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5555295

Freehold



Ground Floor
Approx. 43.4 sq. metres (467.5 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

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