

62 Loughborough Road

West Bridgford
Nottingham
NG2 7JJ

Guide Price £500,000 - £525,000



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0115 841 1155



- No upward chain!
- Four-bedroom detached family home
- First time to the market in 50 years
- Shower room and bathroom
- Off road parking and large garden
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



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Key Features

A fantastic family home with huge potential!

Offered to the market for the first time in 50 years, this much-loved home has been cherished by its current owners. The property offers scope for buyers looking to renovate and create their ideal home. With off-street parking to the front and a generous south-west facing rear garden, the property is being sold with no upward chain and falls within highly sought-after school catchment areas.

Entered through double doors into a charming period-style entrance porch, a further front door opens into a large reception hall featuring original ceiling coving, a staircase rising to the first floor, and doors leading off to the main reception rooms. The front reception room boasts a feature box bay window to the front elevation, an Art Deco fireplace, two additional side windows, original ceiling coving, and a double-width doorway that flows through to the rear reception space, which also enjoys two side windows and another feature fireplace with a gas fire, serving as a warm heart to the home.

The living kitchen is split-level, part carpeted and part tiled, fitted with a range of wall units and work surfaces, and offers space for a range cooker and integrated appliances. A window provides views through to the conservatory and the garden beyond, with a door leading directly into the conservatory. The conservatory, partly constructed in UPVC with a tiled floor, has access to a shower room and utility area, and features windows and French doors stepping out to the rear garden.

To the first floor, there is a generous landing area with built-in storage, three sizeable double bedrooms, and a generous three-piece bathroom. There is also a further storage area offering potential to create an en-suite for the main bedroom.

To the top floor, there is a further serviceable double bedroom with a side window, built-in sink and wardrobes, and scope for further expansion to create additional living space, en-suite bathrooms, or further bedrooms.

To the front of the property, there is a paved, low-maintenance frontage providing off-street parking, bordered with mature shrubs. Side access leads to the rear garden, which features a decked area stepping out from the conservatory, ideal for entertaining. The garden is mainly laid to lawn with well-stocked borders of mature trees and shrubs, enjoying a sought-after south-west facing aspect, perfect for sunshine throughout the day and into the evening.





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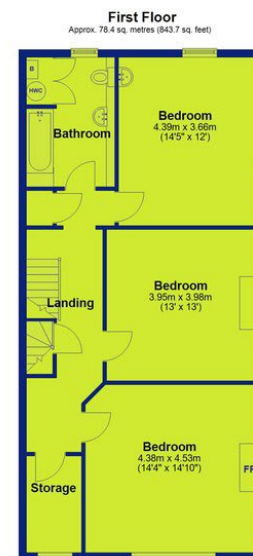
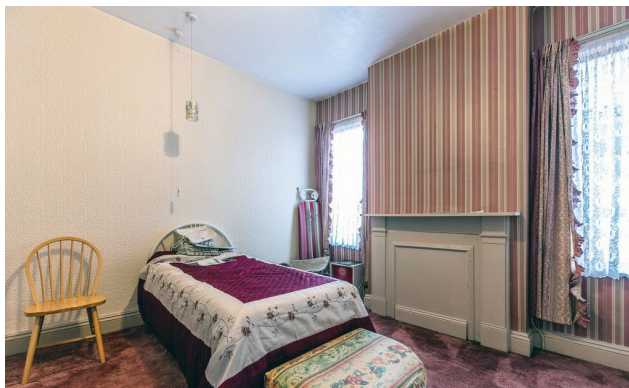


Video



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Total area: approx. 212.8 sq. metres (2290.1 sq. feet)



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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+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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