

HoldenCopley

PREPARE TO BE MOVED

Kent Road, Mapperley, Nottinghamshire NG3 6BE

Guide Price £300,000

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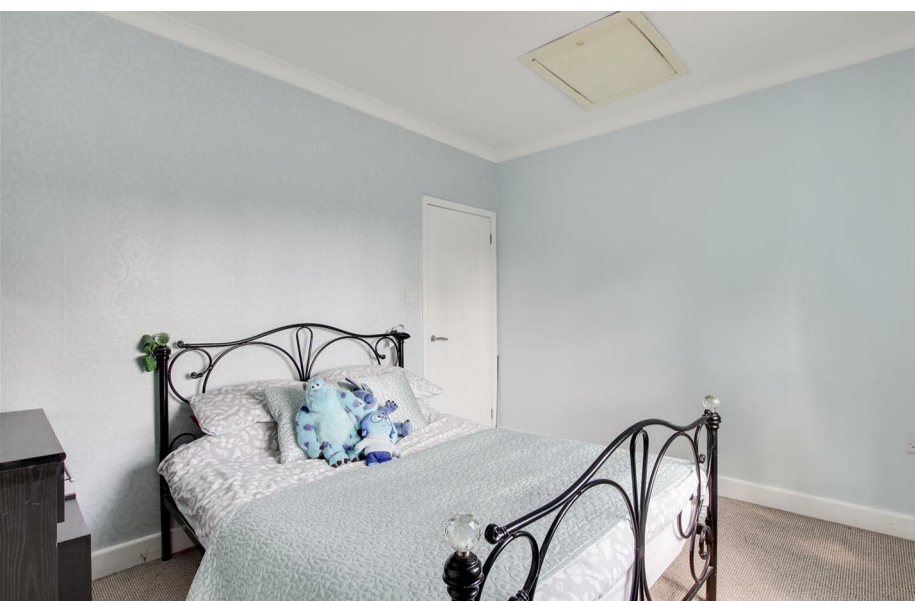
GUIDE PRICE £300,000 - £330,000

SPACIOUS FAMILY HOME...

This three bedroom detached house offers spacious accommodation throughout, making it an ideal purchase for any growing families looking for their forever home. The property is excellently presented throughout allowing the new buyers to drop off their bags and move straight into! Situated in a highly sought after location just a stones throw away from the vibrant Mapperley Top, hosting a range of shops, eateries and excellent bus links to the city centre as well as being within catchment area to great schools such as Mapperley Plains Primary School and many more. To the ground floor is an entrance hall, a spacious living room, a modern fitted kitchen/diner, a cloakroom, a W/C and a conservatory. The second floor carries three good sized bedrooms serviced by a four piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear is a large private enclosed garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Conservatory
- Four Piece Bathroom Suite
- Well Presented Throughout
- Driveway & Garage
- Large Private Enclosed Garden
- Must be Viewed





GROUND FLOOR

Entrance Hall

3*3" x 3*7" (1.0 x 1.1)
The entrance hall has wood effect flooring, a wall mounted radiator, carpeted stairs and a single door providing access into the accommodation

Living Room

12*5" x 21*7" (3.8 x 6.6)
The living room has wooden floorboards, two wall mounted radiators, a TV point, a recessed chimney breast alcove with a tiled hearth, a log burner, recessed spotlights, a built-in cupboard and two UPVC double glazed windows to the front elevation

Kitchen/Diner

11*1" x 21*11" (3.4 x 6.7)
The kitchen/diner has tiled flooring, a vertical Anthracite radiator, a range of fitted wall and base units with square edge worktops, an undermount sink with mixer taps, space for a double oven, an integrated extractor hood, partially tiled walls, space for an American fridge freezer, space and plumbing for a washing machine, space for a dining table, a UPVC double glazed window to the rear elevation, a UPVC double glazed door to the side elevation and UPVC double glazed French doors to the rear garden

Conservatory

8*6" x 8*10" (2.6 x 2.7)
The conservatory has tiled flooring, underfloor heating, a polycarbonate roof, a range of UPVC double glazed windows and double French doors to the rear garden

Cloakroom

7*2" x 3*3" (2.2 x 1.0)
The cloakroom has tiled flooring, a UPVC double glazed obscure window to the rear elevation and provides access to the W/C

W/C

3*3" x 3*3" (1.0 x 1.0)
This space has tiled flooring, a low level flush W/C, a floating wash basin with tiled splashback, an extractor fan and a recessed spotlights

FIRST FLOOR

Landing

2*7" x 7*6" (0.8 x 2.3)
The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

11*5" x 13*1" (3.5 x 4.0)
The main bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Two

9*10" x 10*5" (3.0 x 3.2)
The second bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling, fitted wardrobes, a UPVC double glazed window to the front elevation and provides access to a boarded loft with a drop down ladder

Bathroom

10*5" x 9*10" (3.2 x 3.0)
The bathroom has tiled flooring, a wall mounted radiator, a chrome heated towel rail, a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a wall mounted rainfall showerhead, a free standing bath with a handheld shower, partially tiled walls, recessed

spotlights and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

10*5" x 11*5" (3.2 x 3.5)
The third bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property gated access a block paved driveway providing ample off road parking

Rear

To the rear of the property is a large private enclosed garden with a block paved patio area, an outdoor tap, steps leading up to various lawns, decorative gravel, a paved pathway, a range of plants and shrubs, mature trees, hedged borders, a raised decked seating area and access to a garage

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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

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Approx. Gross Internal Area of the Ground floor:
663.81 Sq Ft - 61.67 Sq M

Approx. Gross Internal Area of the Entire Property:
1205.13 Sq Ft - 111.96 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
541.32 Sq Ft - 50.29 Sq M

Approx. Gross Internal Area of the Entire Property:
1205.13 Sq Ft - 111.96 Sq M

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