

HoldenCopley

PREPARE TO BE MOVED

Kenrick Road, Mapperley, Nottinghamshire NG3 6EY

Guide Price £280,000 - £295,000

Kenrick Road, Mapperley, Nottinghamshire NG3 6EY



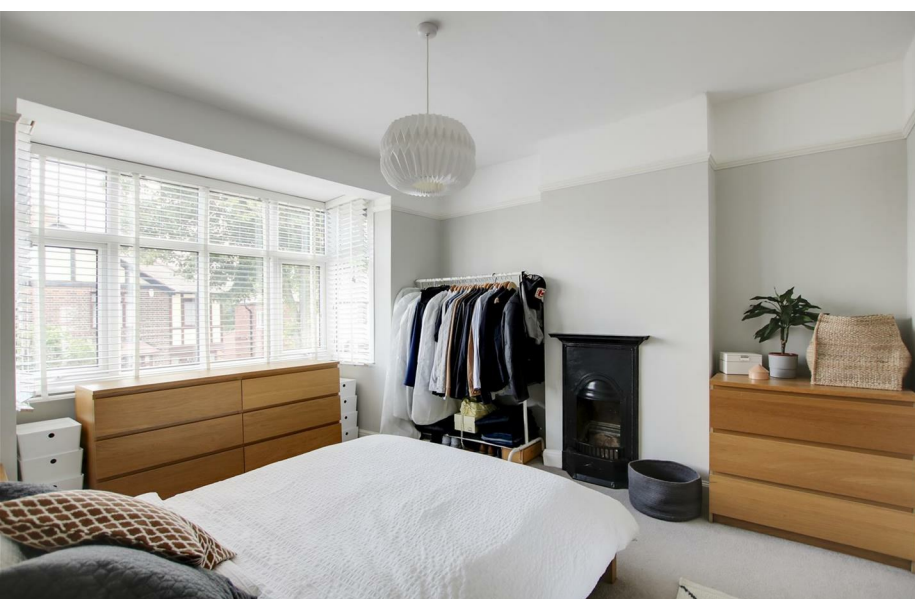
GUIDE PRICE: £280,000 - £295,000

PREPARE TO BE IMPRESSED...

This three bedroom semi detached house is truly a credit to the current owners as they have completely transformed the place into a stunning home by having a rear extension to create a light and spacious atmosphere throughout the ground floor as well as having a newly fitted kitchen, bathroom, completely re-wiring the property and much more. This property is situated in a sought after location just a stones's throw away from the vibrant Mapperley Top, a range of local amenities, excellent bus links into the city centre and great schools. To the ground floor is an entrance hall, a bay fronted lounge with a feature log burner open plan to the dining room and a modern kitchen. The first floor carries three good sized bedrooms serviced by a stylish four piece bathroom suite. Outside to the front is access to a lean-to and a driveway for off road parking. To the rear is a generous sized landscaped garden with a fully insulated summer house, which is currently being used as an office - perfect for someone wanting to work from home!

NOT TO BE MISSED!





- Semi Detached House
- Three Bedrooms
- Newly Fitted Modern Kitchen Diner
- Open Plan Living
- Stunning Features
- Newly Fitted Four Piece Bathroom Suite
- Off Road Parking
- Generous Sized Garden
- Fully Insulated Summer House
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has a cast iron style radiator, Amtico flooring, UPVC double glazed obscure windows to the front elevation, an under stairs cupboard and provides access into the accommodation

Kitchen/Diner

18'4" x 17'7" (5.60 x 5.37)
The kitchen diner has a range of base and wall units with solid wood worktops, a Belfast style sink with mixer taps, an integrated double oven with a five ring gas hob and extractor fan, an integrated fridge freezer, tiled splash back, recessed spotlights, two radiators, two Velux skylights, a UPVC double glazed window to the rear elevation and double french doors opening out to the garden

Dining Room

12'11" x 10'5" (3.96 x 3.20)
The dining room has a radiator, Amtico flooring and a period feature fireplace with a decorative surround and tiled hearth

Living Room

11'4" x 10'4" (3.46 x 3.16)
The living room has a UPVC double glazed square bay window to the front elevation, Amtico flooring, a radiator, a TV point, a recessed chimney breast with a a feature log burner, solid wood mantelpiece and a tiled hearth

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

13'0" x 11'2" (3.97 x 3.41)
The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, a built in cupboard and an original non-working fireplace

Bedroom Two

11'3" x 10'4" (3.45 x 3.17)
The second bedroom has a UPVC double glazed square bay window to the front elevation, carpeted flooring, a radiator and an original non-working fireplace

Bedroom Three

7'8" x 7'0" (2.35 x 2.14)
The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

7'8" x 8'9" (2.35 x 2.67)
The bathroom has a low level flush WC, a vanity unit wash basin, a bath, a shower enclosure with an overhead waterfall

shower and a handheld shower head, a cast iron style radiator with a chrome towel rail, partially tiled walls, patterned tiled flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway and gated access to a lean-to

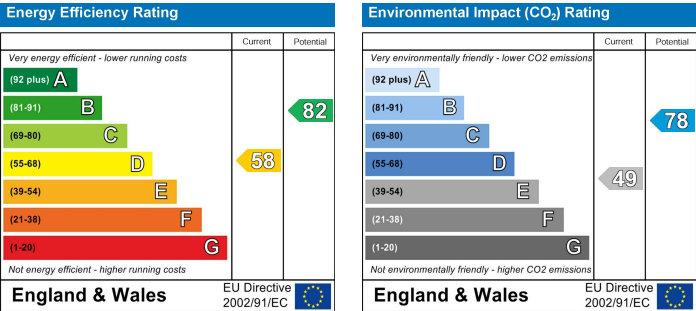
Rear

To the rear of the property is a private enclosed garden with decking, a laid lawn, a paved pathway, fence panelling, raised planters and a fully insulated summer house with double glazed windows

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Kenrick Road, Mapperley, Nottinghamshire NG3 6EY



0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.