



Lido Close
Bulwell, Nottingham NG6 8YR

Guide Price £250,000 - £260,000

IMMACULATE FOUR BEDROOM TOWN
HOUSE WITH DOUBLE PARKING



GUIDE PRICE £250,000 - £260,000

This spacious and well-appointed four-bedroom townhouse on Lido Close, NG6 offers generous and highly versatile accommodation set across three floors, making it an excellent choice for growing families, professionals, or buyers seeking flexible living space in a well-connected location.

Occupying a desirable position within a quiet cul-de-sac, the property enjoys a peaceful residential setting with double parking while remaining within easy reach of a wide range of local amenities. Bulwell High Street and a nearby retail park provide convenient access to supermarkets, shops, cafés, and everyday essentials, while excellent transport links including regular bus routes, tram services, and nearby train connections ensure straightforward access into Nottingham city centre and beyond.

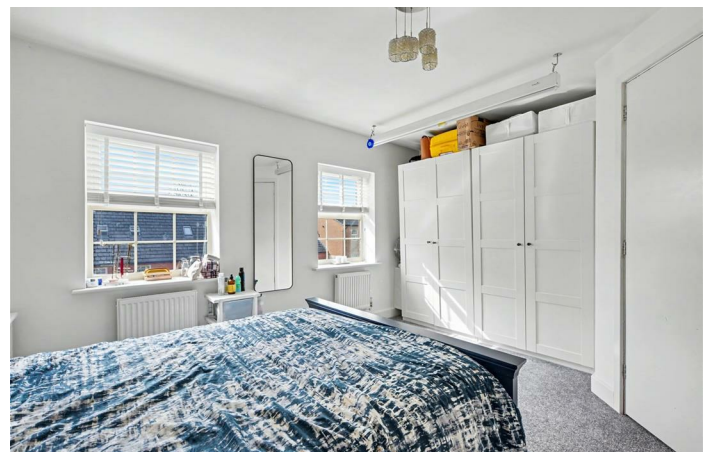
The ground floor has been thoughtfully extended to create a bright and contemporary open-plan kitchen diner, forming the heart of the home. This impressive space features ample worktop and preparation areas, integrated appliances, and plenty of room for dining and entertaining. French doors open out onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. This level also benefits from a convenient downstairs W/C, a separate dining room or additional reception room offering flexibility of use, and useful built-in storage. Side access leads to a detached garage, while the property further benefits from double off-street parking.

Moving to the first floor, the main lounge provides a comfortable and inviting living space, ideal for relaxing or entertaining. This level also includes a well-proportioned double bedroom with en-suite, offering flexibility for guests, older children, or home working.

The second floor hosts the remaining bedrooms, including a generous double bedroom with its own en-suite shower room, creating a private and practical retreat. A modern three-piece family bathroom serves the additional bedrooms, while two further single rooms - currently utilised as office spaces - offer excellent versatility and could easily function as children's bedrooms, dressing rooms, or study areas depending on the buyer's needs. As well as an airing cupboard providing useful additional storage.

Externally, the property benefits from a private rear garden, ideal for outdoor dining, relaxing, or family use, alongside the added advantages of a detached garage, side access, and ample parking.

Combining spacious accommodation and a flexible layout, this property presents a fantastic opportunity for buyers seeking a modern family home with excellent access to local amenities and transport links.



Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, storage cupboard, carpeted staircase leading to the first floor landing, doors leading off to:

Dining Room

15'1" x 9'6" approx (4.6 x 2.9 approx)

UPVC double glazed window to the front elevation, wall mounted radiators, carpeted flooring.

Furniture available within purchase subject to the buyers needs and requirements

WC

2'7" x 5'6" approx (0.8 x 1.7 approx)

Linoleum flooring, WC, handwash basin with mixer tap, tiled splashback, wall mounted radiator, extractor fan.

Kitchen

14'1" x 12'4" approx (4.3 x 3.78 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge freezer, tiled splashbacks, laminate flooring, UPVC double glazed French doors leading out to the rear garden with UPVC double glazed panels either side.

First Floor Landing

Carpeted flooring, wall mounted radiator, carpeted staircase leading to the second floor landing, doors leading off to:

Lounge

13'5" x 14'1" approx (4.1 x 4.3 approx)

Two UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two

16'4" x 9'10" approx (5.0 x 3.0 approx)

Two UPVC double glazed windows to the rear elevation, carpeted flooring, wall mounted radiator, door leading through to the en-suite.

En-Suite

8'6" x 3'11" approx (2.6 x 1.2 approx)

Shower enclosure with mains fed shower over, linoleum flooring, handwash basin with mixer tap over, WC, extractor fan, wall mounted radiator.

Second Floor Landing

Carpeted flooring, access to the loft, storage cupboard, wall mounted radiator, doors leading off to:

Bedroom One

15'5" x 13'1" approx (4.7 x 4.0 approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiators, carpeted flooring, door leading through to the en-suite.

En-Suite

7'6" x 5'2" approx (2.3 x 1.6 approx)

Shower enclosure with mains fed shower over, linoleum flooring, handwash basin with mixer tap over, WC, extractor fan, wall mounted radiator.

Bathroom

5'6" x 7'2" approx (1.7 x 2.2 approx)

Panelled bath with mains fed shower over, tiled splashbacks, handwash basin with mixer tap, WC, linoleum flooring, wall mounted radiator, extractor fan.

Bedroom Three

9'10" x 7'10" approx (3.0 x 2.4 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Four

9'6" x 8'6" approx (2.9 x 2.6 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, paved pathway leading to the front entrance door, garden laid to lawn, side gated access to the rear of the property.

Garage

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, fencing to the boundaries, side gated access to the front of the property, outdoor water tap.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

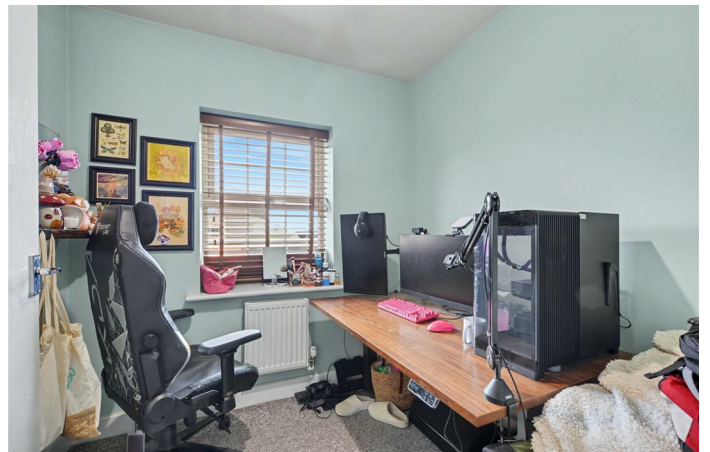
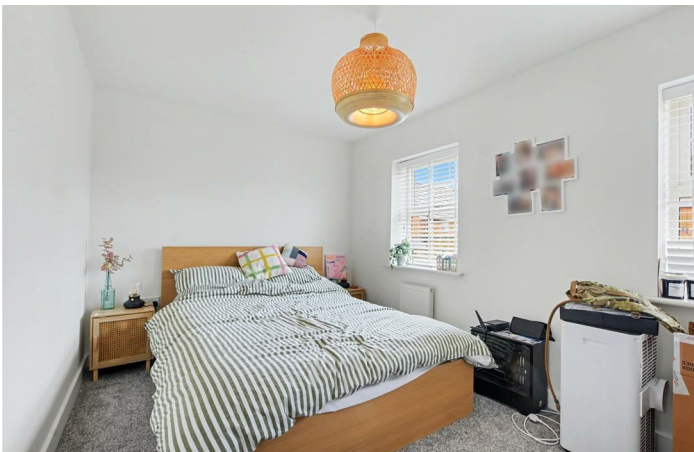
Flood Risk: No flooding in the past 5 years

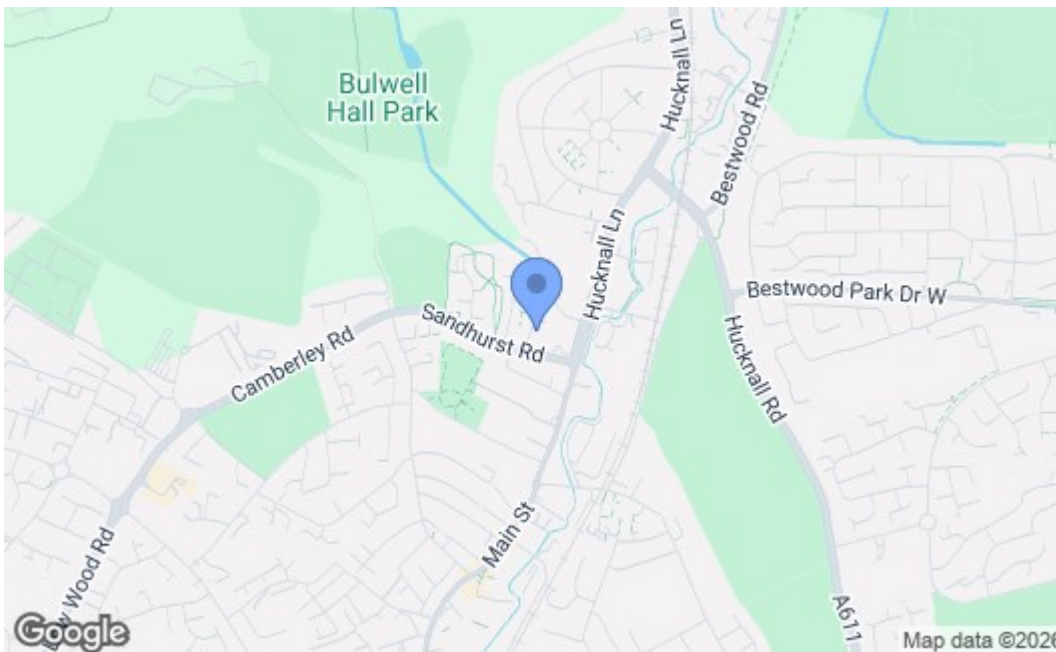
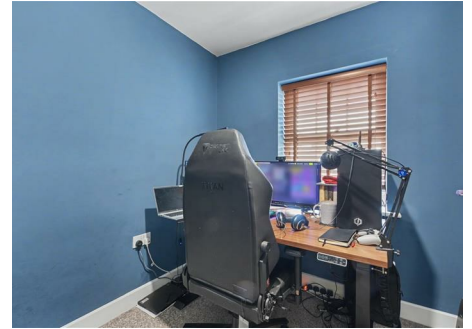
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	87
(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 (CO₂) 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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.