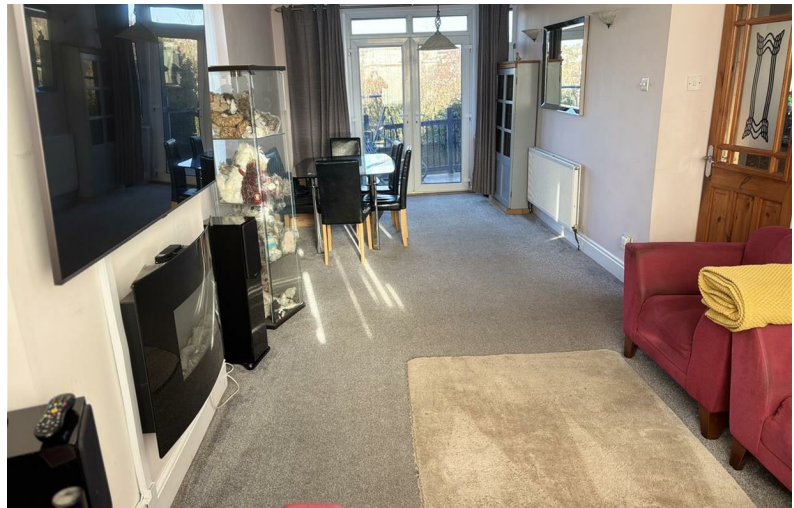




**Langdale Road  
Bakersfield, Nottingham NG3 7FG**

**Three Bedroom Detached Family Home In  
Bakersfield, Nottingham!**

**Offers Over £260,000 Freehold**





**\*\*DETACHED FAMILY HOME!\*\***

Welcome to this attractive three-bedroom detached home located in the ever-popular area of Bakersfield, Nottingham. Perfectly positioned close to local shops, schools, and excellent transport links, this property offers convenience, comfort, and a great family-friendly setting.

Inside, the home features a bright and spacious open-plan living/dining area, creating a versatile space ideal for relaxing, entertaining, and family life. The well-appointed kitchen sits just off the dining area, offering plenty of storage and worktop space. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway with parking for two cars and a garage, providing both convenience and additional storage. The private rear garden offers the perfect spot for outdoor dining, children's play, or unwinding in the warmer months.

**DO NOT MISS OUT!**



### Entrance Porch

UPVC door giving access to the porch, tiled flooring, wooden door leading through to the entrance hallway.

### Entrance Hallway

Laminate flooring, wall mounted radiator, coving to the ceiling, staircase leading to the first floor landing, doors leading off to:

### Kitchen

12'42 x 6'95 approx (3.66m x 1.83m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, space and point for a fridge freezer, four ring electric hob with an extractor hood over, electric oven, tiled splashbacks, pantry/utility space housing the boiler with space and point for a washing machine.

### Lounge Diner

27'01 x 11' approx (8.26m x 3.35m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiators, coving to the ceiling, carpeted flooring, UPVC double glazed window to the side elevation, UPVC double glazed French doors with windows either side giving access to the rear garden.

### First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

### Bathroom

UPVC double glazed window to the front elevation, L-Shaped bath with mixer tap over and mains fed shower above, tiled splashbacks, WC, handwash basin with mixer tap over, heated towel rail.

### Bedroom One

10'57 x 13'08 approx (3.05m x 4.17m approx)

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

### Bedroom Two

11'95 x 10'44 approx (3.35m x 3.05m approx)

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

### Bedroom Three

6'67 x 8'54 approx (1.83m x 2.44m approx)

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

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with a picturesque view incorporating decked area, steps to lawned area, a range of plants and shrubbery planted to the borders, walled and fenced boundaries, side access to the front of the property.

#### Front of Property

To the front of the property there is a driveway providing off the road parking for two cars, front and side garden, access to the garage.

#### Garage

7'72 x 15'74 approx (2.13m x 4.57m approx)

Up and over door to the front elevation.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps 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                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.