

Rex Gooding



190 Rutland Road, West Bridgford, NG2 5DZ

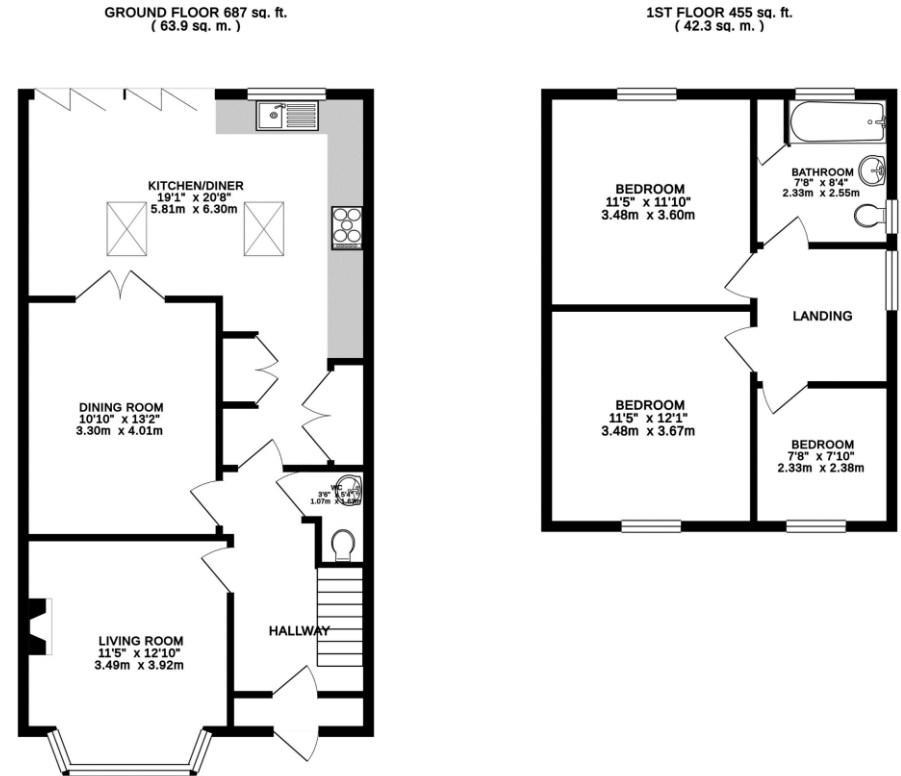
Offers Over: £450,000

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A three bedroom semi-detached home in popular Lady Bay with a full width modern kitchen diner extension onto a generous South facing rear garden. The property retains many original period features to include ornate stained glass windows to the entrance hall and first floor landing. The accommodation consists of entrance hall with downstairs wc, living room with bay window and period style fireplace, second sitting room with concertina doors onto that impressive kitchen diner with bi-fold doors, second nature kitchen with Quartz & solid oak worktops, Franke sink, 5 ring gas range oven and Bosch integrated appliances. An Amtico wood effect floor runs through the entrance hall into the kitchen diner. Upstairs there are three bedrooms and family bathroom. To the front of the property is driveway parking and to the rear an established garden that has a gate to a pretty canal side seating area. Summer house to rear of garden that can has been used as a home office. Excellent local school catchment. No upward chain.

Accommodation & Amenities

- Three Bedroom Semi Detached Period Home in Popular Lady Bay
- Impressive Full Width Kitchen Diner with Bi-Fold Doors
- High Specification Kitchen with Bosch Integrated Appliances
- Retaining Many Original Period Features
- Amtico Wood Effect Flooring Throughout the Entrance Hall & Kitchen Diner
- Large South Facing Rear Garden
- Driveway Parking to the Front
- Popular West Bridgford Location
- Excellent Local School Catchment



Semi Detached House
TOTAL FLOOR AREA: 1142 sq. ft. (106.1 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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