



28 Fleeman Grove, West Bridgford, NG2 5BH

Guide Price £525,000 - £550,000. This well-maintained four-bedroom semi-detached home offers a compelling blend of period character and modern functionality in an established Lady Bay location. Built circa 1910, the property retains original architectural features while providing contemporary amenities throughout. The home benefits from off-street parking for two vehicles and is chain-free, facilitating a straightforward transaction for the new owners.

The ground floor layout provides excellent proportions and natural flow. The front-facing lounge features a bay window and working fireplace, while the dining room extends toward the rear with French doors opening onto the garden. The kitchen is well-equipped with solid wood work surfaces, inset sink, and integrated appliances, with additional storage provided by a cellar. The entrance hall provides logical access to both reception rooms and the first-floor staircase.

The first floor comprises three bedrooms, each with en suite facilities. The master bedroom at the front accommodates a double bed comfortably and includes built-in wardrobes and a walk-in shower. The two rear bedrooms offer tranquil aspects with en suite shower rooms featuring walk-in showers and double-glazed windows. The second floor hosts a fourth spacious double bedroom with eave storage and two double-glazed windows, serviced by a separate bathroom with bath, overhead shower, and WC.

The rear garden provides a genuine asset, offering mature landscaping with established plants and shrubs surrounding a laid lawn and patio area. The property's position within Lady Bay places it within walking distance of local primary schools, independent retailers, cafes, and a























