



Langford Road  
Arnold, Nottingham NG5 7HR

A WELL PRESENTED THREE BEDROOM  
SEMI-DETACHED PROPERTY SITUATED IN  
ARNOLD, NOTTINGHAM.

**£240,000 Freehold**



Welcome to this charming three-bedroom semi-detached home, located in the popular area of Arnold, Nottingham. Situated in a popular residential area, this home benefits from easy access to local amenities, schools, and transport links, making it a fantastic choice for those seeking a well-connected yet peaceful setting.

This lovely property offers a perfect blend of comfort and convenience, making it ideal for families or those looking to step onto the property ladder.

As you enter, you are greeted by a light and airy entrance hallway which leads to the kitchen, spacious open-plan lounge and dining area, providing a versatile space for both relaxing and entertaining. The double sliding doors allow natural light to pour in, creating a bright and inviting atmosphere.

Upstairs, you will find three generously sized bedrooms, each offering ample space for furniture and storage. The family bathroom is located on the first floor and is fitted with a modern suite.

Outside, the property boasts a private driveway, offering off-street parking. The rear garden is a fantastic outdoor space, perfect for enjoying the warmer months, with a patio area for dining and a lawn ideal for children or pets to play.

This property is ready to become your new home — book a viewing today to experience all it has to offer.



### Front of Property

To the front of the property there is a driveway providing off the road parking, pebbled area surrounded with fencing and hedging, block paved walk way leading to side access gate to the rear garden.

### Entrance Hallway

Double glazed window to the front, dado rail, coving to the ceiling, wall mounted radiator, under stairs storage cupboard, archway that houses the boiler that has potential to be housed off with a door, wood effect laminate flooring, door to lounge, door to kitchen and stairs to first floor landing.

### Open Plan Lounge/Diner

12'10" x 21'7" approx (3.92 x 6.59 approx)

Double glazed sliding doors to the rear, double glazed window to the rear, two wall mounted radiators, TV point, carpeted flooring, coving to the ceiling, serving hatch.

### Kitchen

9'5" x 8'9" approx (2.89 x 2.67 approx)

Double glazed window to the front, door glazed door to the side, tiled flooring, tiled splashbacks, a range of wall and base units with work surfaces above incorporating a double sink and drainer unit with mixer tap, space for appliances such as a microwave, space and point for a fridge and freezer, wall mounted radiator, five ring gas hob with hood above, electric oven, serving hatch to the dining room.

### First Floor Landing

Carpeted flooring, leading to the landing, dado rail, double glazed window to the front, coving to ceiling doors to rooms, access to the loft

### Bedroom 1

9'8" x 12'3" approx (2.97 x 3.74 approx)

Carpeted flooring, coving to the ceiling, built-in wardrobes, double glazed window to the rear, wall mounted radiator.

### Bedroom 2

8'10" x 12'11" approx (2.69m x 3.94m approx)

Carpeted flooring, coving to the ceiling, double glazed window to the rear, wall mounted radiator, built-in wardorbes.

### Bedroom 3

9'2" x 7'4" approx (2.81 x 2.26 approx)

Carpeted flooring, coving to the ceiling, double glazed window to the front.

### Shower Room

Double glazed window to the side, lino flooring, tiled splashbacks, heated tile rail, WC, vanity hand wash basin with mixer tap, double sliding door shower cubicle with electric shower.

### Rear of Property

To the rear of the property there is a brick store, side access gate, patio area and further patio walkway area accessed via stairs, two artificial lawned areas either side of the patio walkway, a range of shrubbery, hedging, plants and fencing, fenced patio area to the lower garden.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

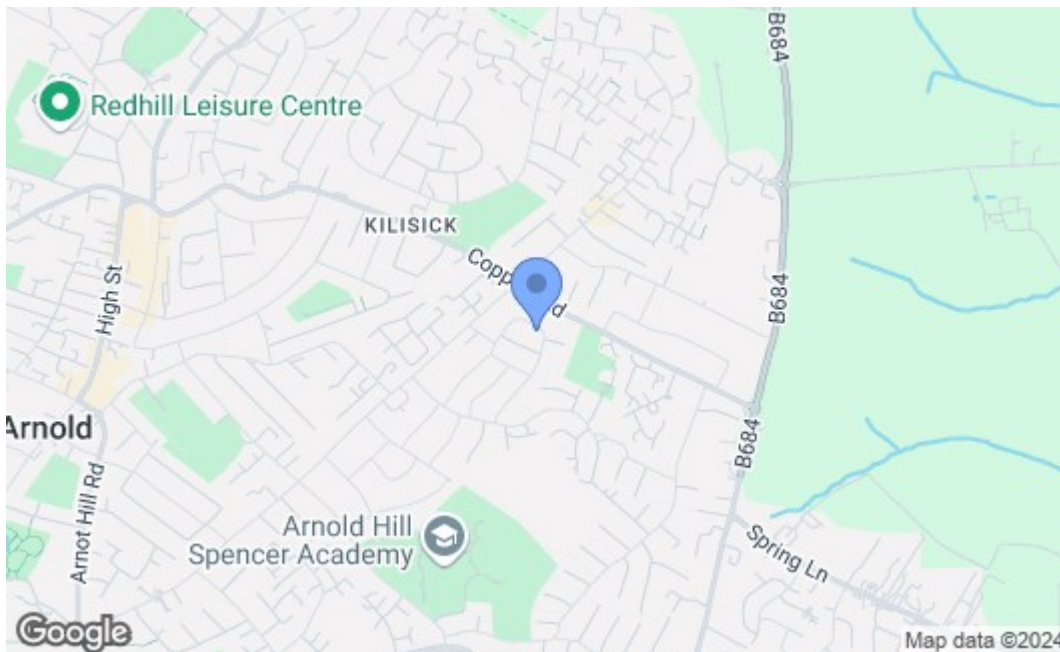
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

LW/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.