



Lindum Road  
Basford, Nottingham NG6 0QR

A TWO BEDROOM SEMI-DETACHED  
PROPERTY WITH LARGE GARAGE  
SITUATED IN BASFORD, NOTTINGHAM.

**Guide Price £180,000 Freehold**





**\*\*Guide Price £180,000 - £190,000\*\***

**AN IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY BROUGHT TO YOU BY ROBERT ELLIS!**

We are delighted to offer this TWO BEDROOM SEMI-DETACHED home, perfect for first-time buyers or savvy investors. Nestled in a highly sought-after cul-de-sac, the property is close to local amenities, reputable schools like Basford Hall College, and convenient transport links via tram, train, and bus into both Bulwell and Nottingham City Centre.

The welcoming entrance hall leads into a kitchen and open plan lounge diner providing the ideal space for modern living and entertainment.

Upstairs, you'll discover two well-proportioned bedrooms. The family bathroom features a modern three-piece suite.

The front of the property boasts a generous driveway with ample parking for multiple vehicles with driveway leading the the GARAGE. The rear of the property features a substantial enclosed garden, complete with a well-maintained lawn and a patio area—perfect for outdoor entertaining and family time.

This property is move-in ready, and viewings come highly recommended! Selling with NO UPWARD Chain.





### Entrance Hallway

Glazed door to the front elevation leading into the entrance hallway, wall mounted radiator, ceiling light point, staircase leading to the first floor landing, built-in cupboard housing electrical consumer unit, internal doors leading into the fitted kitchen and lounge diner.

### Fitted Kitchen

10'01" x 5'06" approx (3.07m x 1.68m approx)

UPVC double glazed window to the front elevation, linoleum flooring, ceiling light point, a range of matching contemporary wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap above, integrated Hot Point oven, ceramic hob with a stainless steel extractor hood above, wall mounted Baxi gas central heating combination boiler providing hot water and central heating to the property, space and point for a freestanding fridge freezer, space and point for an automatic washing machine.

### Open Plan Lounge Diner

17'8" x 11'8" approx (5.38m x 3.56m approx)

Glazed door leading to the enclosed landscaped rear garden, laminate flooring, wall mounted radiator, ceiling light point, dado rail, under the stairs storage cupboard.

### First Floor Landing

Loft access, ceiling light point, panel doors leading into bedroom 1, 2 and the family bathroom.

### Bedroom 1

9'11" x 11'10" approx (3.02m x 3.61m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Bedroom 2

10' x 11'10" approx (3.05m x 3.61m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in over the stairs storage cupboard providing useful additional storage space.

### Family Bathroom

6'04" x 5'06" approx (1.93m x 1.68m approx)

UPVC double glazed window to the side elevation, linoleum floor covering, wall mounted radiator, tiling to the

walls, ceiling light point, White 3 piece suite comprising of a panel bath with rainwater shower over, pedestal wash hand basin and a low level flush WC.

### Garage

24'10" x 7'6" approx (7.57m x 2.29m approx)

Roller shutter door to the front elevation, rear access door, light and power. rear access door.

### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the spacious garage with roller shutter door, laid to lawn garden and pathway leading to front entrance.

### Rear of Property

To the rear of the property there is an enclosed rear landscaped garden with a paved patio area, laid to lawn garden, outside water tap, fencing the boundaries and trees to the rear creating natural privacy screening.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

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

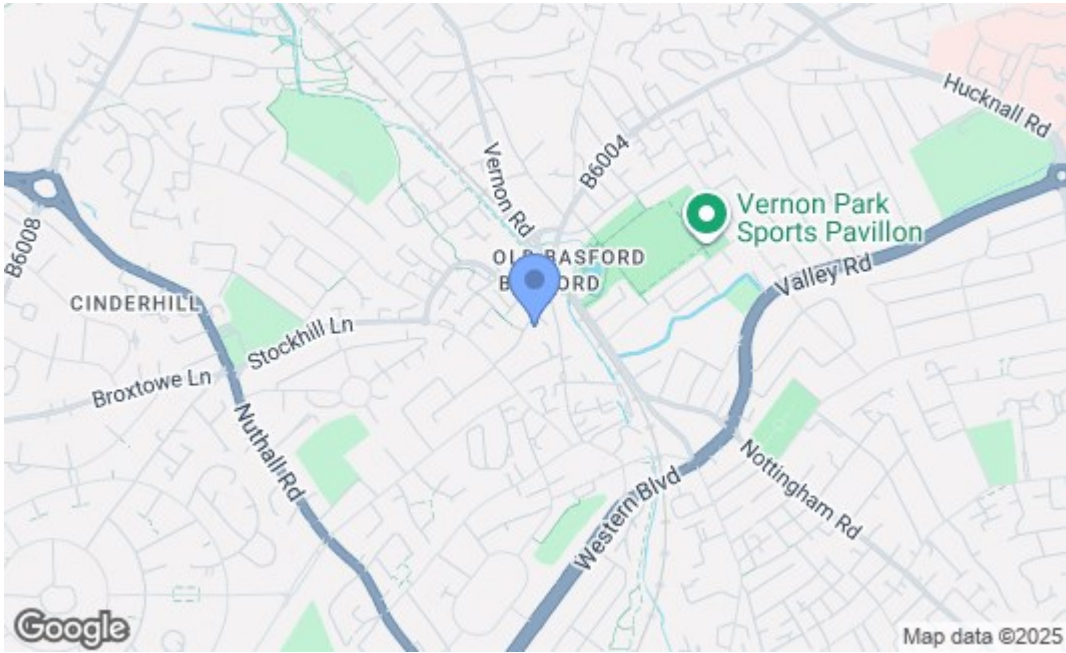
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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.