



Bar Lane  
Basford, Nottingham NG6 0HU

Spacious Four-Bedroom Semi-Detached Home  
on Bar Lane, Basford

**Asking Price £375,000 Freehold**



Situated in the heart of Basford on the sought-after Bar Lane, this spacious four-bedroom semi-detached home offers an exceptional blend of modern family living and generous outdoor space. Set back from the road, the property is approached via a large front garden with a double driveway, providing ample off-street parking and a welcoming sense of privacy.

On entering the home, you are greeted by a wide and inviting hallway, complete with practical under-stair storage and a convenient downstairs W/C. To the front of the property lies a substantial lounge, beautifully appointed with a chimney breast, wall-mounted television, and full-width sliding doors across the rear wall that open out onto the garden, allowing light to pour in and seamlessly connecting indoor and outdoor living spaces.

The kitchen diner spans the full width of the home and has been recently renovated to a high standard. It features sleek fitted units with integrated white goods, a stylish breakfast bar, and dual aspect windows that create a bright and open atmosphere. There is plenty of space for a large dining table, and yet another set of sliding doors open directly onto the rear patio, making this an ideal space for entertaining.

Side access leads to a covered utility space, perfect for laundry and general storage, which in turn provides direct access to a versatile garage/workshop. This space is fitted with electric doors at both the front and rear, making it ideal for hobbyists or those in need of additional functional space.

The south-facing rear garden is a real highlight of the property, thoughtfully laid out with a large patio and BBQ area, lawn, and a well-maintained allotment. At the rear of the garden sits a fully insulated outbuilding, complete with double glazing and electrical outlets, which has previously served as a home office and offers excellent potential for a studio, gym, or garden retreat.

Upstairs, the property continues to impress with four generously sized double bedrooms, a well-appointed three-piece family bathroom, and a separate second W/C. Additional storage is provided by an airing cupboard on the landing and loft access above.

This is a substantial and well-maintained family home, offering space, flexibility, and high-quality finishes throughout. Located in a popular residential area with excellent transport links, schools, and local amenities nearby, this property presents a rare opportunity to secure a home that ticks all the boxes. Early viewing is highly recommended to appreciate everything it has to offer.



### Entrance Hallway

6'3" x 11'6" approx (1.912 x 3.526 approx)

UPVC composite entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, carpeted staircase leading to the first floor landing, under stairs storage cupboard, herringbone flooring, doors leading off to:

### Downstairs WC

7'2" x 3'4" approx (2.195 x 1.033 approx)

Laminate floor covering, WC, handwash basin, wall mounted radiator, UPVC double glazed window.

### Lounge

17'1" x 12'9" approx (5.212 x 3.897 approx)

Carpeted flooring, UPVC double glazed sliding doors leading out to the garden, gas fire with marble surround, coving to the ceiling.

### Open Plan Kitchen Diner

11'10" x 27'1" approx (3.617 x 8.262 approx)

### Kitchen Area

UPVC double glazed window to the front elevation, tiled flooring, tiled splashbacks, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated double oven, five ring gas hob with extractor hood over, breakfast bar with storage providing additional seating, door leading through to the lean to, opening through to the dining room.

### Dining Area

Herringbone flooring, space and point for freestanding American style fridge freezer, wall mounted radiator, double glazed sliding patio door to the rear elevation leading out to the rear garden.

### Lean To

Glazed door leading to the front of the property, double glazed door leading to the rear of the property, lighting, doors leading off to:

### Utility Room

Space and plumbing for a washing machine, space and point for a tumble dryer.

### Storage Cupboard

Providing useful additional storage space.

### Garage

13'2" x 23'1" approx (4.024 x 7.043 approx)

Electric roller shutter doors to the front and rear elevations, light and power.

### First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the front elevation, storage cupboard, airing cupboard, doors leading off to:

### Loft

Boarded, insulated, housing the boiler.

### Bedroom One

12'7" x 9'6" approx (3.844 x 2.918 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes, carpeted flooring.

### Bedroom Two

10'1" x 12'8" approx (3.090 x 3.879 approx)

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

### Bedroom Three

10'11" x 10'9" approx (3.341 x 3.288 approx)

UPVC double glazed windows to the front and side elevations, wall mounted radiator, carpeted flooring.

### Bedroom Four

7'10" x 12'9" approx (2.395 x 3.904 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes, carpeted flooring.

### Bathroom

5'2" x 9'0" approx (1.588 x 2.752 approx)

UPVC double glazed window to the side elevation, linoleum floor covering, panelled bath with mains fed rainwater shower over, WC, handwash basin with mixer tap, recessed spotlights to the ceiling, extractor fan, chrome heated towel rail.

### Separate WC

2'8" x 5'11" approx (0.82 x 1.809 approx)

Tiling to the walls, laminate floor covering, WC, handwash basin with separate hot and cold taps, wall mounted radiator, UPVC double glazed window to the side elevation.

### Outside

#### Rear of Property

To the rear of the property there is a large enclosed rear garden with patio area ideal for seating and hosting, garden laid to lawn, access to the outbuilding, shed, outdoor water tap, access to the lean to, access to the garage, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries.

#### Outbuilding

15'5" x 21'3" approx (4.705 x 6.488 approx)

Light and power, laminate floor covering.

#### Front of Property

To the front of the property there is a driveway providing off the road parking, front garden being laid mainly to lawn with gated pathway leading to the front entrance door, fenced and walled boundaries.

### 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 12mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

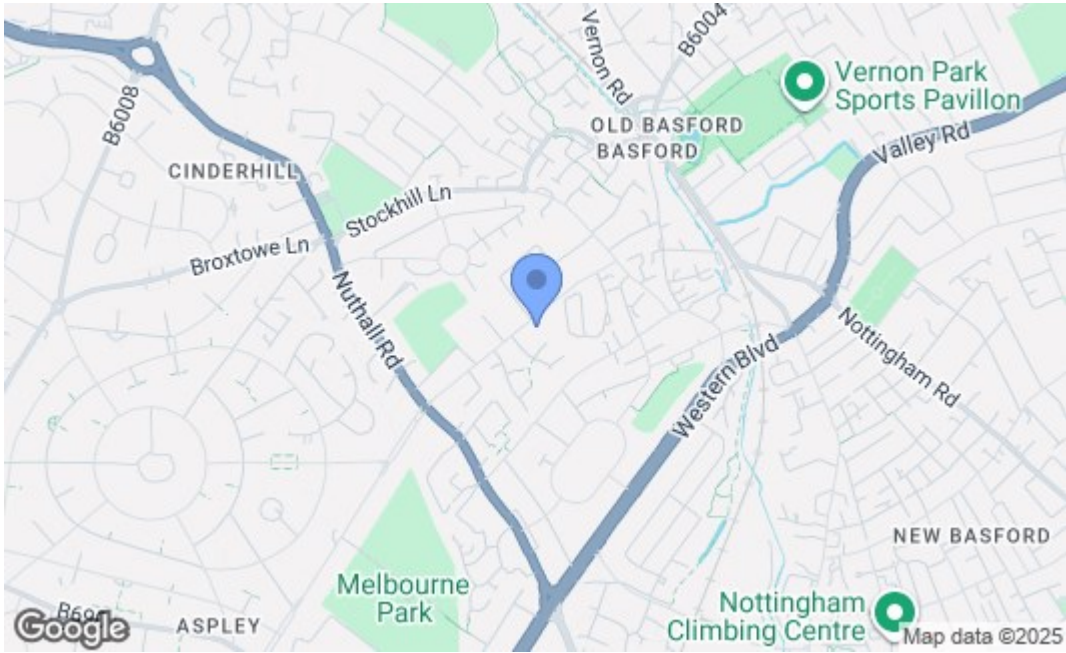
Flood Defences: No

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                                                     |         |           |
| (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.