



**Bar Lane  
Basford, Nottingham NG6 0HT**

**A WELL PRESENTED THREE BEDROOM  
DETACHED HOME FOR SALE !**

**Offers In The Region Of £260,000 Freehold**





This detached three-bedroom home is offered with no upward chain and is in a convenient location close to local shops, schools and transport links with easy access to Nottingham City Hospital and the city centre. It's a great option for families or anyone looking for a well-connected place to live.

The entrance hall leads into two generously sized reception rooms, both featuring large bay windows that let in plenty of natural light. The kitchen is well laid out for everyday cooking and is complemented by a separate utility room and a ground floor WC.

Upstairs, there are two double bedrooms and one single bedroom along with a family bathroom, an additional WC and a separate shower room, offering flexibility and practicality.

Outside, the driveway provides off-street parking. The rear garden includes a lawn, a patio seating area and a variety of established plants and shrubs, making it a pleasant space to relax or entertain.



### Entrance Hallway

Composite entrance door to the front elevation giving access to the entrance hallway comprising laminate floor covering, UPVC double glazed window to the side elevation, storage cupboards, wall mounted radiator, picture rail, staircase leading to the first floor landing, utility space, doors leading off to:

### Lounge

12'07 x 15'77 approx (3.84m x 4.57m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, fireplace.

### Dining Room

15'15 x 11'62 approx (4.57m x 3.35m approx)

UPVC double glazed bay fronted window to the rear elevation, UPVC double glazed door to the rear elevation, coving to the ceiling, picture rail, carpeted flooring, wall mounted radiator.

### Kitchen

7'46 x 7'75 approx (2.13m x 2.13m approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, electric oven with four ring induction hob over and extractor hood above, tiled splashbacks, laminate floor covering, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, wall mounted radiator.

### First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

### Bedroom One

12'07 x 15'86 approx (3.84m x 4.57m approx)

Carpeted flooring, fireplace, UPVC double glazed bay window to the front elevation, coving to the ceiling, wall mounted radiator.

### Bedroom Two

11'61 x 12'94 approx (3.35m x 3.66m approx)

Carpeted flooring, fireplace, UPVC double glazed window to the rear elevation, picture rail, wall mounted radiator.

### Bedroom Three

7'05 x 7'67 approx (2.26m x 2.13m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, picture rail, wall mounted radiator.

### Bathroom

7'42 x 5'93 approx (2.13m x 1.52m approx)

Linoleum floor covering, UPVC double glazed window to the rear elevation, storage cupboard, tiled splashbacks, handwash basin with separate hot and cold taps, bath with separate hot and cold taps, heated towel rail.

### Separate WC

2'44 x 3'59 approx (0.61m x 0.91m approx)

Linoleum floor covering, UPVC double glazed window to the side elevation, WC.

### Separate Shower

Linoleum floor covering, tiled splashbacks, UPVC cladding, shower cubicle with electric shower.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area, a range of plants and trees planted throughout, fencing to the boundaries, secure gated access to the front of the property, outdoor water tap.

### Front of Property

To the front of the property there is a front garden.

### 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 7mbps Ultrafast 1800mbps

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

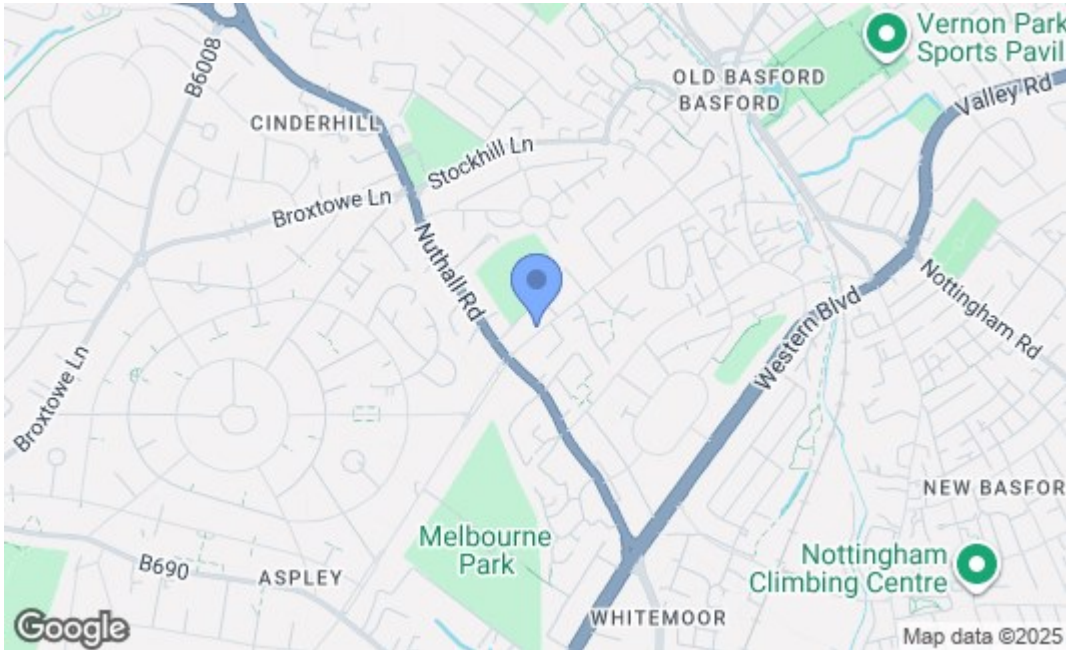
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 55      |           |
| (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.