



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

A THREE-BEDROOM DETACHED FAMILY  
PROPERTY LOCATED IN AN ESTABLISHED  
FAMILY LOCATION.

**Guide Price £325,000 - £350,000 Freehold**



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THIS IS A STUNNING INDIVIDUAL, THREE BEDROOM, DETACHED FAMILY PROPERTY BUILT IN 1956 BY THE CURRENT OWNER'S FAMILY AND NOW OFFERED FOR THE FIRST TIME TO THE MARKET.

Robert Ellis Estate Agents are pleased to bring to the market this family property, located on Bar Lane, Nottingham. This detached family property is built of brick to the external elevations under a tiled roof. Deriving the benefits of modern conveniences such as gas central heating and double glazing, along with a larger than average plot.

In brief, the property comprises of an entrance porch to the front elevation leading into the entrance hallway with doors leading off to the living room, a fitted kitchen leading to the garden room, a ground floor bathroom and a separate WC. The side lobby leads to a utility room, garage and access to the rear garden.

Stairs from the hallway lead to the landing, three good size double bedrooms and a separate toilet.

With mature landscaped gardens to the front and rear elevations, gated driveway providing ample off the road hard standing and garage.

Being situated on Bar Lane, the property is within easy reach of local schools, several local pubs and restaurants close to hand along with healthcare and sports facilities. Also, it is conveniently located close to Nottingham city centre along with excellent transport links.

A viewing is HIGHLY RECOMMENDED to appreciate the PLOT and LOCATION of this property - Contact the office now to arrange your viewing!

SELLING WITH NO UPWARD CHAIN



#### Entrance Porch

7' x 3'10 approx (2.13m x 1.17m approx)

UPVC double glazed access door leading into the entrance porch. UPVC double glazed windows to the front and side elevations. Tiled flooring. Ceiling light point. Internal glazed door leading into the entrance hallway.

#### Entrance Hallway

8'6 x 9'9 approx (2.59m x 2.97m approx)

Wall mounted radiator. Ceiling light point. Coving to the ceiling. Picture rail. Staircase leading to the first floor landing. Built-in under the stairs storage cupboard. Internal door leading into the living room, family bathroom, ground floor WC and fitted kitchen.

#### Living Room

15'11 x 12'4 approx (4.85m x 3.76m approx)

UPVC double glazed leaded window to the front elevation. Wall mounted radiator. Ceiling light points. Wall light points. Coving to the ceiling. Feature electric fireplace incorporating stone surround and hearth and a wooden mantle. Serving hatch through to kitchen. Internal glazed French door leading into the garden room.

#### Garden Room

12'4 x 9'03 approx (3.76m x 2.82m approx)

Glazed windows to the side and rear elevations. Wall mounted heater. Ceiling light point. Coving to the ceiling.

#### Family Bathroom

7'07 x 6'02 approx (2.31m x 1.88m approx)

UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a panel bath with mixer shower attachment above, quadrant shower enclosure with mains fed shower above and a vanity wash hand basin with storage cupboard below. Extractor fan.

#### Ground Floor WC

4'11 x 2'11 approx (1.50m x 0.89m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Coving to the ceiling. Low level flush WC with built-in storage cupboards

#### Kitchen

11'08 x 11'03 approx (3.56m x 3.43m approx)

UPVC double glazed window to the rear elevation. Wall mounted double radiator. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces. Breakfast bar with ample seating space. Integrated eye level double oven. 4 ring gas hob with extractor unit above. Ceramic 1.5 bowl sink and swan neck dual heat tap above. Integrated fridge freezer. Built-in under the stairs storage pantry. Serving hatch through to living room. Internal doors leading into the garden room and side lobby.

#### Side Lobby

3'02 x 5'11 approx (0.97m x 1.80m approx)

Quarry tiled flooring. Ceiling light point. Coat hooks. Wall mounted Baxi gas central heating combination boiler providing hot water and central heating to the property. Internal door leading to the utility room and lean to.

#### Utility Room

5'02 x 3' approx (1.57m x 0.91m approx)

Quarry tiled flooring. Ceiling light point. Space and plumbing for an automatic washing machine. Space and point for freestanding a tumble dryer. Built-in shelving for further additional storage.

#### Lean To

UPVC double glazed door to the front elevation. Glazed door to the rear

elevation leading to the enclosed rear garden. Access door leading to garage. Tiled flooring. Perspex roof light.

#### Garage

9'2 x 17'11 approx (2.79m x 5.46m approx)

Up and over door to the front elevation. Light & power. Built-in shelving for further additional storage. Wall mounted gas meter.

#### First Floor Landing

Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Loft access hatch. Internal doors leading into bedroom 1, 2, 3 and first floor WC.

#### Bedroom 1

15' x 12'4 approx (4.57m x 3.76m approx)

UPVC double glazed leaded window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of fitted wardrobes providing ample additional storage space. Built-in dressing table.

#### Bedroom 2

12'2 x 9'6 approx (3.71m x 2.90m approx)

UPVC double glazed leaded window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Fitted wardrobes providing ample additional storage space. Built-in over the stairs storage cupboard.

#### Bedroom 3

11'10 x 8'06 approx (3.61m x 2.59m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Fitted wardrobes providing ample additional storage space.

#### First Floor WC

6'01 x 2'06 approx (1.85m x 0.76m approx)

UPVC double glazed window to the rear elevation. Vanity wash hand basin with storage cupboard below and a low level flush WC.

#### Front of Property

To the front of the property there is a large driveway providing off the road parking, access into garage, a low maintenance paved garden with mature shrubbery and trees planted to the borders and secure gated access to the rear of property.

#### Rear of Property

To the rear of the property there is an established rear garden with a large patio area with artificial lawn with mature shrubbery and trees planted to the borders with fencing to the boundaries. Two garden stores. Further vegetable plot section incorporating three raised vegetable beds. Greenhouse.

#### 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 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

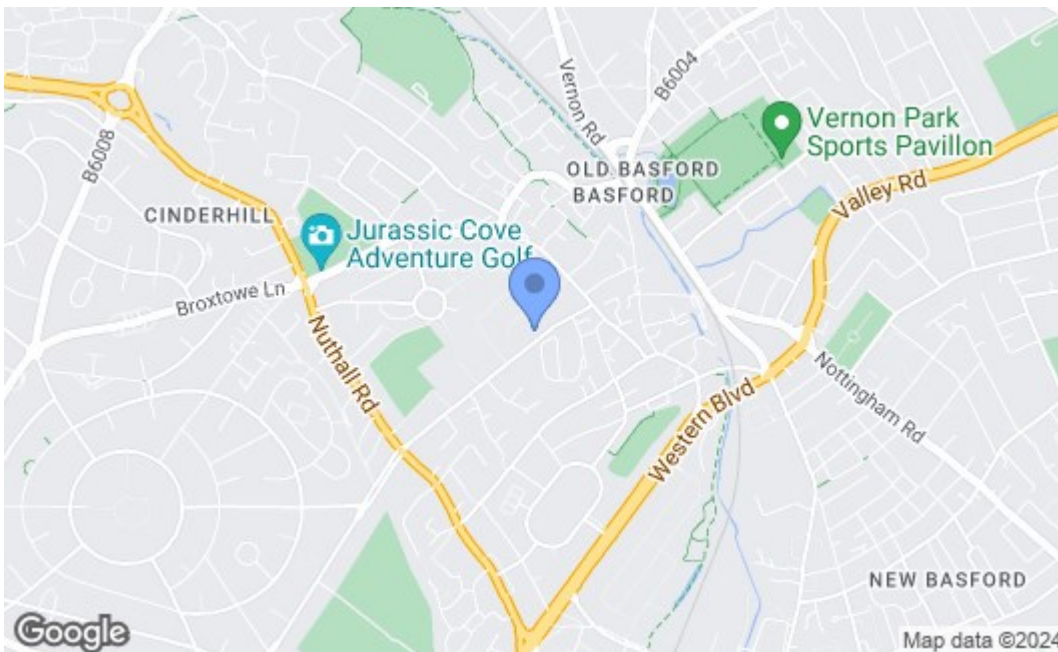
Any Legal Restrictions: No

Other Material Issues: No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.