Robert Ellis

look no further...

Langtry Grove
Basford, Nottingham NG7 7AX

A VICTORIAN, FOUR BEDROOM, SEMI DETACHED HOME POSITIONED ON A TREE-LINE NEIGHBOURHOOD WITHIN BASFORD, NOTTINGHAM.

£375,000 Freehold

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** BURSTING WITH CHARACTER **

Robert Ellis are delighted to offer to the market this STUNNING FOUR BEDROOM, SEMI DETACHED, VICTORIAN FAMILY HOME situated within BASFORD, NOTTINGHAM.

The property is located within a quiet, tree-lined street located within a highly desirable location, offering easy access into the City centre, local amenities and also benefiting from superb transport links and connections.

Throughout, you are mesmerized by the beautiful original features, enhanced with the decor and light of the home. You also benefit from the use of Solar Panels, situated to the rear of the property as the garden is south facing.

Upon entry, you are welcomed into the hallway with original tiled flooring, leading into the lounge with feature bay window and beautiful fireplace. The hall also allows access into the snug, downstairs WC, extended open plan kitchen diner with Range-master oven, pantry and access into the cellar which has space for a washing machine and separate dryer within 3 separate sections.

Stairs lead to landing, second bedroom with dual aspect windows, the first offering a bay with window seat, third bedroom, fourth bedroom and the family bathroom featuring a three piece suite.

Stairs lead to the first bedroom, with beautiful views over the rear garden, storage into the eaves and modern shower room en suite with Velux window.

This home offers an extensive rear garden, split into designated sections making it ideal for families who love to host. You enter via the French doors from the kitchen diner onto the large patio, leading to the space for an outdoor kitchen. Following this, steps lead to an enclosed seating area with pergola. Further to this, you have the element of a secret garden with laid to lawn, space for sheds and outdoor room which could be used as a greenhouse.

To arrange a viewing on this unique opportunity, please contact the office at your earliest convenience before it is too late!

Hallway
27'2" x 5'9" approx (8.29m x 1.77m approx)
Single glazed wooden front door with opaque windows, double radiator, original feature tiled floor, stairs to the first floor, doors to:

Lounge
15'7" x 13'1" approx (4.76m x 4m approx)
UPVC double glazed bay window, double radiator, original floorboards, original ceiling rose with coving and high skirting, feature fireplace.

Snug
12'11" x 11'2" approx (3.94m x 3.42m approx)
UPVC double glazed window to the rear, original floorboards, radiator, ceiling rose, coving and high skirting.

Cellar
18'9" x 17'8" approx (5.73m x 5.41m approx)
Stairs off the hallway leading down to the cellar which is split into three sections, power and light. One section has the washing machine and dryer.

Cloaks/w.c.
5'2" x 3'4" approx (1.6m x 1.03m approx)
Opaque UPVC double glazed window to the side, w.c., sink with dual heat tap, partially tiled walls, original tiling.

Open Plan Kitchen Diner
23'10" x 11'2" approx (7.28m x 3.41m approx)
Tiled flooring, radiator, fitted wall and base units, partially tiled walls, UPVC double glazed window to the rear, wooden Velux window, Belfast style sink, RangeMaster cooker with RangeMaster extractor above, space for a fridge freezer, cupboard (0.83m x 0.34m) housing the Ideal Logic Plus combi boiler. French doors leading to the enclosed rear garden.

Pantry
3'0" x 3'5" approx (0.92m x 1.06m approx)
Original tiled floor with built-in shelving.

First Floor Landing
5'10" x 20'1" approx (1.79m x 6.14m approx)
Original floorboards, doors to bedrooms 2, 3 and 4 and the bathroom.

Bedroom 2
12'10" x 17'7" approx (3.92m x 5.37m approx)
Original floorboards, original feature fireplace with marble surround, coving, UPVC double glazed bay window to the front with window seat having storage, second UPVC double glazed window, stairs to the second floor.

Bedroom 3
11'3" x 12'11" approx (3.43m x 3.95m approx)
Original floorboards, original feature fireplace, double radiator, UPVC double glazed window to the rear, built-in wardrobe and feature wall panelling.

Bedroom 4
11'5" x 9'4" approx (3.5m x 2.87m approx)
Original floorboards, feature original fireplace, double radiator, UPVC double glazed window to the rear.

Bathroom
7'9" x 5'10" approx (2.38m x 1.79m approx)
Tiled flooring, P shaped bath with dual heat tap and wall mounted hand shower, towel radiator, sink with dual heat tap, fully tiled walls, opaque UPVC double glazed window to the side, tiled floor.

Second Floor Landing
2'6" x 6'10" approx (0.77m x 2.09m approx)
Carpeted stairs leading to:

Bedroom 1
17'7" x 21'4" approx (5.38m x 6.52m approx)
Laminate flooring, radiator, two radiators, UPVC double glazed windows to the side and rear, wooden framed Velux window to the front. Eaves storage.

En-Suite
6'7" x 9'0" approx (2.02m x 2.75m approx)
Vinyl flooring, fully tiled walls, wooden framed double glazed Velux window, wall mounted towel radiator, corner shower with hand held shower having a rainwater shower head, wall mounted sink with dual heat tap and low flush w.c.

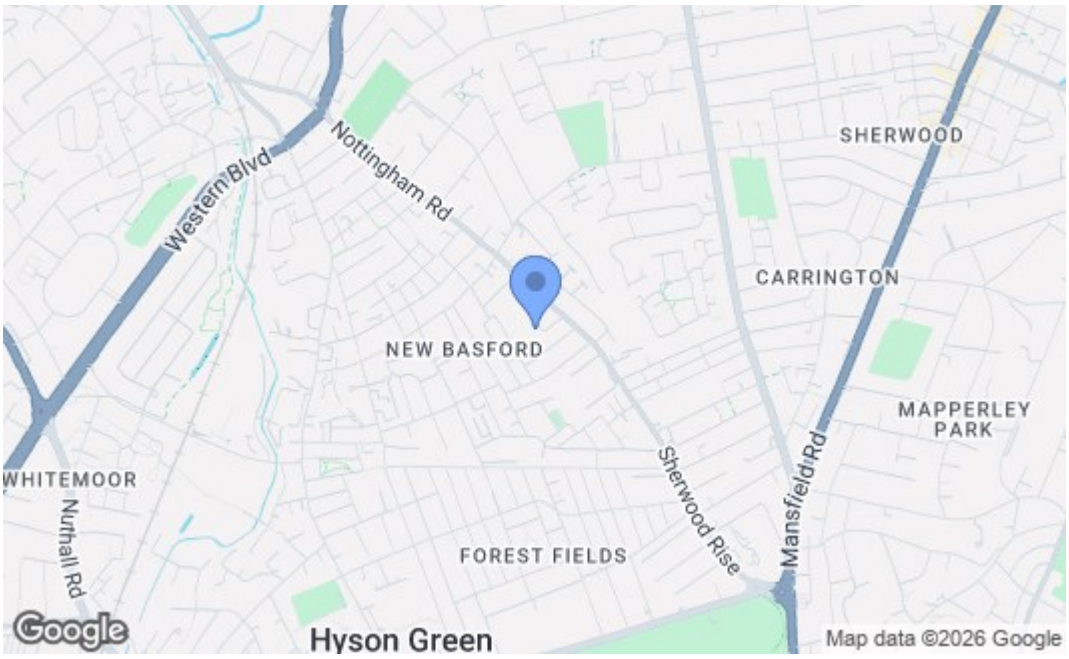
Outside
The front of the property is raised with steps leading up to the path to the front door, garden with shrubbery, tree and railings.

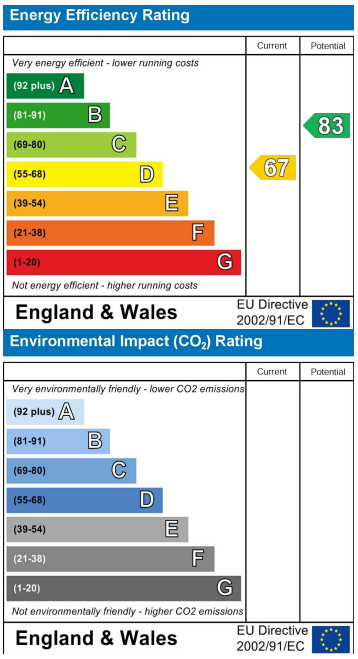
Access from the front down the side leading to the rear where there is a patio, wood store, space for an outdoor kitchen, steps with planted flower beds and shrubbery leading to the lawned garden having a patio with pergola over, further lawn with raised beds and shrubbery either side leading onto an open lawn area with space for a shed.

To the rear of the property there are solar panels which are owned by the property.

Outbuilding
Brick built base with a wooden frame.

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 18mbps 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





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.

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