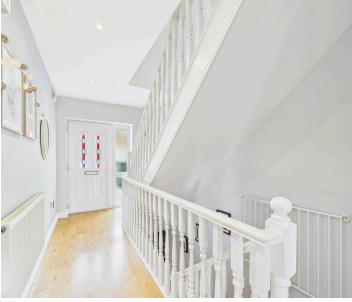


41 Pilkington Road, Nottingham - NG3 6HL Guide Price £280,000









41 Pilkington Road

Nottingham, Nottingham

Well-presented detached family home set over three-storeys, close to Mapperley's excellent amenities! Dining kitchen, lounge, 3 beds and a superb garden plus a double-width driveway and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented detached family home
- Within easy reach of Mapperley's nearby amenities and a short commute to Nottingham City Centre
- Superb modern dining kitchen with a range of integrated appliances and a feature Juliet balcony
- Bright and spacious lounge with French doors
- Versatile lower ground floor bedroom three (current home office) with en-suite
- Two top floor bedrooms (main bedroom with an en-suite and fantastic views)
- Family bathroom with a three-piece modern white suite
- UPVC double glazing and gas central heating with a recently replaced boiler
- Fantastic garden incorporating a decked and elevated terrace, lawn and further paved seating space
- Double-width driveway and garage provide off-street parking















DavidJames the estate agent

Approximate total area⁽¹⁾

97.2 m²

1046 ft²

Reduced headroom

1.2 m²

13 ft²

Floor 0

Bathroom Cone
4.87 x 3.35 m
15'11" x 11'0"

Bedroom Two
1.94 x 3.85 m
6'4" x 12'7"

Floor -1

En-suite 1.65 x 1.58 m 5'4" x 5'2"

Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.