

FOR SALE

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Selected as the best independent estate agent
by Relocation Agent Network to represent
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**55 LANGTRY GROVE
SHERWOOD RISE
NOTTINGHAM
NG7 7AX**

**OFFERS OVER
£279,999**

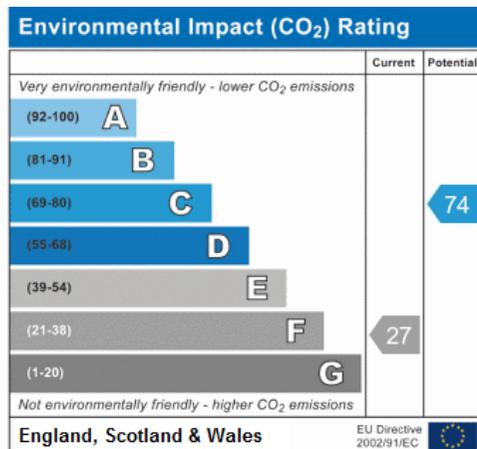
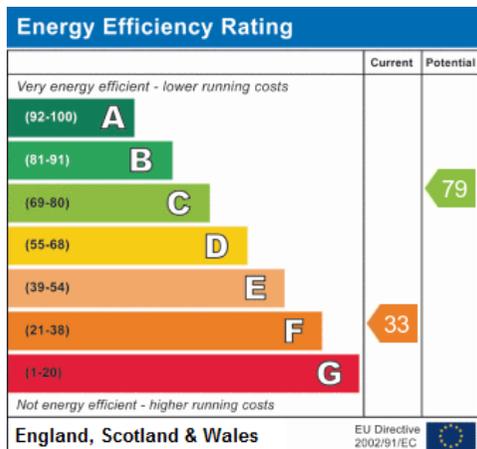


55 LANGTRY GROVE, SHERWOOD RISE, NOTTINGHAM NG7 7AX

HAMMOND Property Services are pleased to bring to the market this **BEAUTIFUL** detached property. Built in 1900, it retains many original features whilst benefitting from modern facilities and is full of charm and character. Very much loved by its present owner, the property will make an amazing family home.

The large and well-proportioned accommodation comprises ground floor lounge, sitting room, dining room, kitchen and wet room. To the first floor there are three bedrooms, an en-suite and family bathroom. The property also benefits from a spacious cellar which would make an ideal workshop.

Approached via a pathway from the road and having a spacious garden to the front of the property with a lawn, mature trees and shrubs, a decked area to the side and a garden shed. To the rear is a further well stocked, low maintenance courtyard garden.



DIRECTIONAL NOTE: From our Sherwood Office the property may be approached via Mansfield Road. At the traffic lights with Haydn Road, turn right onto Haydn Road. Continue for some time and at the junction with Nottingham Road, turn left. Take the third right hand turn onto Langtry Grove. Follow the road round and just before exiting the Grove, there is a pathway which runs along the front of the four properties. Number 55 is the last but one property.

VENDORS VIEWPOINT

“For the last sixteen years I’ve been happier living in this house than anywhere I’ve ever lived before ... by some margin!

It is with great sadness that I’ve now had to recognise that, due to increasing disability; I no longer have the physical or financial capability to look after it and must sell.

It’s a wrench, there is so much I will miss

The peace and quiet of the sylvan setting, in spite of it being so close to town – the plot is completely surrounded by other large gardens.

The mature, south facing front garden with so many beautiful flowering shrubs, the abundant wildlife that thrives here, including hedgehogs, squirrels, foxes, dragonflies and (so far) 27 different species of birds.

Sitting in the sunny bay window reading and watching the wildlife – a joy whether its sunshine or rain.

The large, airy, high ceilinged rooms on both floors, flooded with light and the many original features.

The best neighbours, on both sides, that I have every had ... and they are not looking to move!

So, after sixteen happy years, it’s time to pass this hidden gem on, though I truly wish I could stay.”



ENTRANCE HALLWAY

A glazed door with glazed panels to the side allows access to the property. Under stairs storage area. Radiator. Coving to the ceiling. Thermostat. Burglar Alarm. Parquet flooring. Stairs to the first floor.

LOUNGE 17'10" (Max) x 15'3" (Max)

With a large double glazed timber framed bay window to the front elevation which floods this elegant room with light. Further single glazed windows to the front and side elevation. Parquet flooring. Radiator. Dado rail. Feature open fireplace with marble and surround.



"Sitting in the sunny bay window reading and watching the wildlife – a joy whether its sunshine or rain."

SITTING AREA 14'2" x 12'5"

Double glazed French doors which open onto a decked area to the side of the property. Radiator. Eco gas fire set in it's modern reconstituted stone marble hearth and surround. Original ceiling rose and cornice to the ceiling. Laminate flooring.

DINING AREA 11'11" x 10'8"

Glazed sash window to the rear elevation. Built in storage units. Radiator. Original ceiling rose. Coving to the ceiling. Laminate flooring.

WET ROOM 8'10" x 4'6"

Overhead Mira Advance shower. W.C. and wash hand basin. Shelving. Radiator. Tiled walls. Extractor fan. Obscured double glazed window to the side elevation and part obscured glazed door allowing access to the rear courtyard garden.

KITCHEN 12'2" X 8'10"

Modern eye and base units and an inset one and a half bowl stainless steel sink with swan neck mixer/filter tap. Five ring gas hob. Zanussi electric double oven and filter hood over. Coloured glazed splash backs. Washing machine, dishwasher and upright fridge freezer, microwave and kick space heater.





A wide dog-leg staircase with a cotton bobbin design newel posts giving access to a spacious landing. Large sash window and radiator.

BEDROOM ONE 14'2" x 12'6"

Single glazed sash window to the front elevation. Radiator. A range of built-in wardrobes and drawers and access to an en-suite. Coving to the ceiling and an original ceiling rose.

EN-SUITE 9' x 8'10"

Comprising of a modern four piece suite. Walk-in shower unit, W.C., wash hand basin with vanity unit below and wall mounted cupboard with mirror and light above. Bidet. Heated towel rail. Radiator and single glazed sash window to the rear elevation. Extractor fan and spot lighting.



FAMILY BATHROOM 13'8" x 4'10"

Comprising of a modern white three piece suite with panelled bath, W.C. and wash hand basin. Heated towel rail and Radiator, single glazed windows to the front and side elevations. Spot lighting.

BEDROOM TWO 15'4" into wardrobes (max) x 12'7"

Single glazed feature sash window with original leaded details to the front elevation. Radiator. TV point. Fitted Wardrobes.

BEDROOM THREE 10'8" x 8'11"

Single glazed sash window to the rear elevation. Radiator. Loft access

LOFT SPACE

Partially boarded out, fully insulated. Lighting. With fitted ladder.

AIRING CUPBOARD

Boiler. Five line tidy-dry and hot water tank.





CELLAR
Three rooms with light and power. Meters.
Paved floor.



FRONT GARDEN The property is approached from the road via a short pathway. Directly in front of the property and on either side of the pathway there are lawned gardens with an abundance of mature trees and shrubs. To the side is a sunny decked area with a garden shed. Outside light.

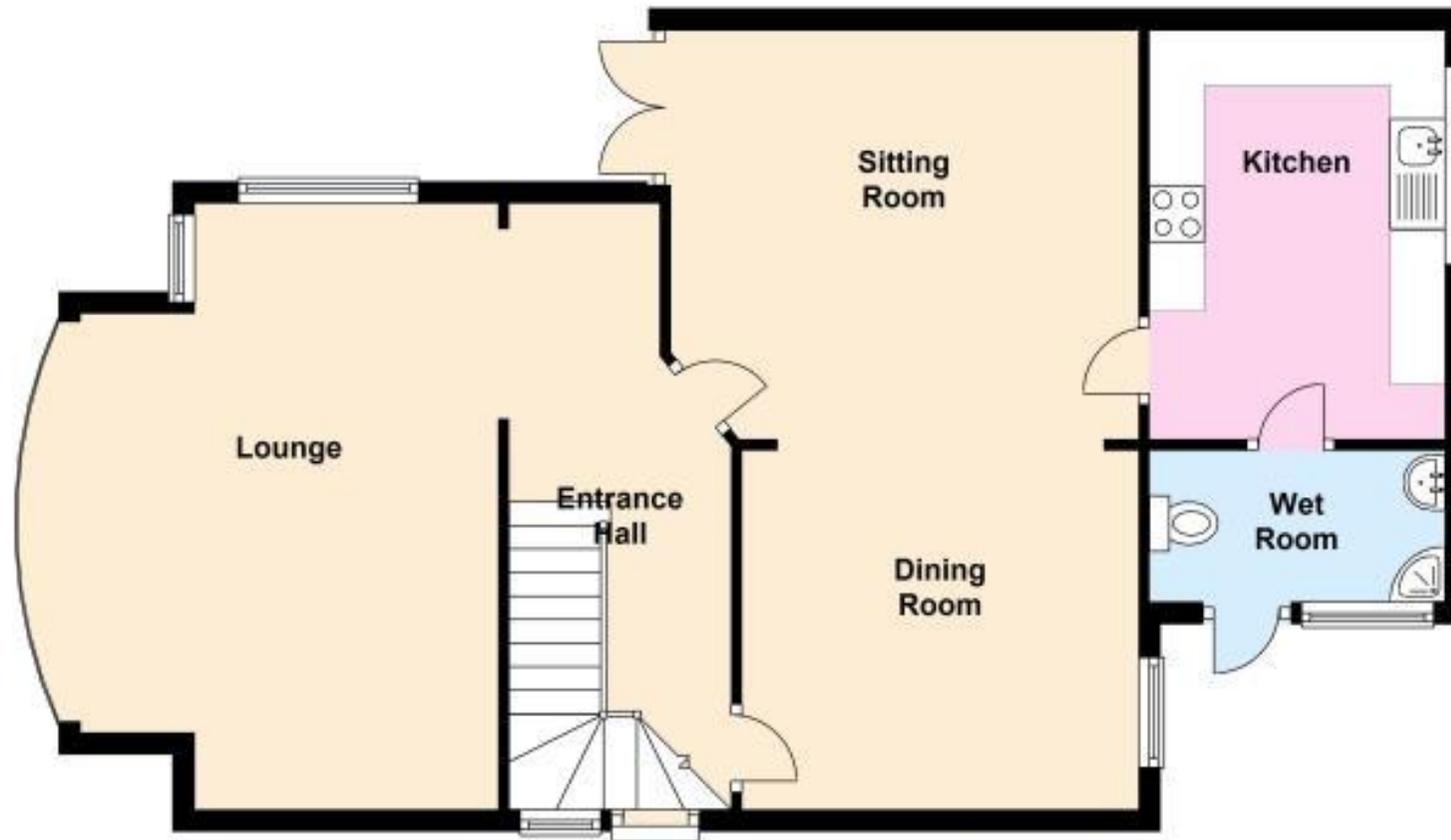


REAR COURTYARD

With paved patio area, outside lighting, mature planting and allowing access to the cellar at the back of the property.



Ground Floor



This floorplan is a guide to the layout of the property and should not be used as a measurement tool.
Plan produced using PlanUp.

First Floor

