

96 Ingram Road, Nottingham,
Nottinghamshire NG6 9GQ

£210,000

Tel: 0115 9680268

- 24ft Living Room
- Carport & Garage
- Popular Location
- Viewing Highly Recommended
- Beautiful Landscaped Rear Garden
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Traditional Detached House

A beautifully maintained and well loved detached home, this property truly is a fine example of a home offering plenty of living space in a traditional and easy on the eye home with plenty of kerb appeal and a modern kitchen, bathroom and a staggeringly sized living & dining room with fitted log burner.

The internal accommodation comprises an entrance hall with access into a large 24ft open plan lounge & dining, sleek & stylish fully fitted modern yet timeless kitchen with shaker style units and a conservatory which offers access into the garage and car port respectively. To the first floor landing there are two double bedrooms and a modern well-proportioned family bathroom.

Externally, the property stands proudly on a surprisingly quiet residential road which offers a wealth of convenience due to its proximity to handy amenities including well serviced bus routes offering excellent access into Nottingham City centre and many other surrounding areas. The plot itself has a secure lockable front gate with low level brick wall giving it a real classy kerb appeal. There are double opening doors that give access into the car port and then further into garage. To the rear of the property the garden is beautifully finished and extremely low maintenance with a mixture between stone chipped borders, artificial lawn and a pleasant selection of established planting which help to soften the space perfectly.

ENTRANCE HALL
w: 2.54m x l: 0.97m (w: 8' 4" x l: 3' 2")
With double glazed windows to the front elevation. Ceiling light point, composite front entrance door and internal door opening into the:

OPEN PLAN LOUNGE & DINING
w: 7.42m x l: 3.78m (w: 24' 4" x l: 12' 5")
A large open plan lounge & dining space with a clearly defined living and separate dining area. There is a tasteful feature fireplace with inset multi fuel log burner. Radiators, ceiling lighting, internal door opening into the kitchen, large glazed sliding doors opening into the fully covered and secure carport and stairs rising to the first floor landing.

KITCHEN
w: 3.84m x l: 2.44m (w: 12' 7" x l: 8')
A beautifully finished kitchen having an extensive range of shaker style wall cupboards, base units and drawers finished in sleek & stylish yet timeless grey with contemporary working surfaces over. One & a half bowl sink with drainer and mixer tap. Integrated oven, four ring electric hob with wall mounted extractor hood over. There is also space for a free standing fridge/freezer, ceiling lighting and double glazed window and door into the:

CONSERVATORY
w: 3.28m x l: 1.65m (w: 10' 9" x l: 5' 5")
With double glazed windows and external door opening into the rear garden and into the garage.

CAR PORT
w: 6.02m x l: 2.11m (w: 19' 9" x l: 6' 11")
A fully covered and secure car port which double up as an additional covered entertaining space, workshop or many other versatile uses. With double doors to the front and into the garage.

FIRST FLOOR LANDING
w: 4.29m x l: 0.79m (w: 14' 1" x l: 2' 7")
A light and airy landing with large window to the side elevation. There is ceiling lighting and a radiator.

BEDROOM ONE
w: 3.81m x l: 2.97m (w: 12' 6" x l: 9' 9")
A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO
w: 3.33m x l: 2.74m (w: 10' 11" x l: 9')
A second double bedroom with a radiator, ceiling light point and a double glazed window to the side elevation.

BATHROOM
w: 2.44m x l: 1.7m (w: 8' x l: 5' 7")
A modern fully tiled family bathroom with three piece suite comprising a panelled bath with central chrome mixer tap and shower over. Wash hand basin with chrome mixer tap and vanity unit with storage unit beneath. There is also a chrome mixer tap and a low flush WC. There is also ceiling spotlights and an obscure double glazed window to the rear elevation.

OUTSIDE
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GARAGE
w: 5.44m x l: 3.23m (w: 17' 10" x l: 10' 7")
With double doors, power, lighting and an internal door opening into the conservatory.

VIEWING INFORMATION
Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.













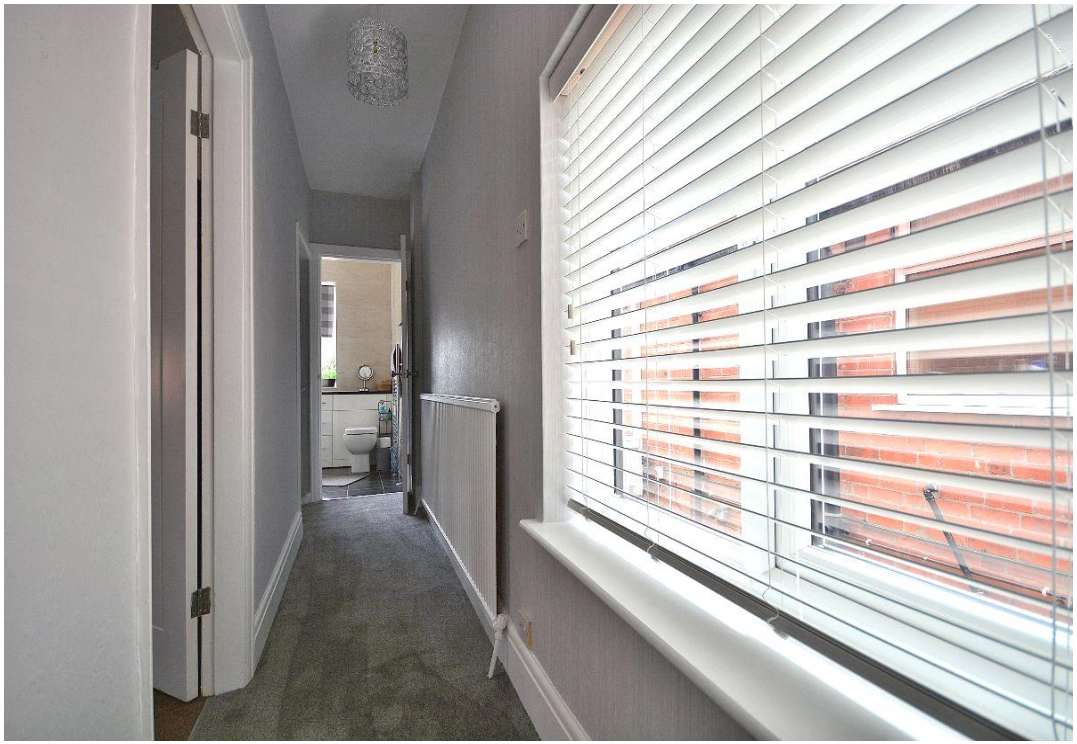





LYONS
TEA




BEER
It's not just for breakfast anymore!
POTTING SHED
LAND ROVER





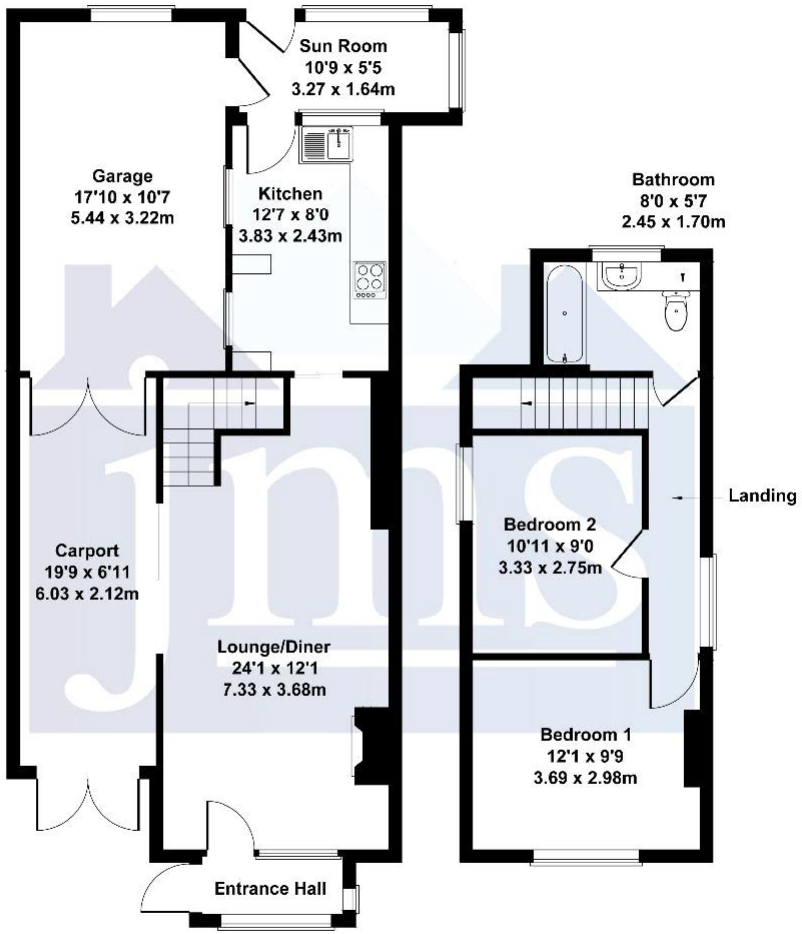






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Approximate Gross Internal Area
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: jmssalesandlettings.co.uk/