



43 Lady Bay Road

LADY BAY

# 43 Lady Bay Road

LADY BAY, WEST BRIDGFORD, NOTTINGHAM, NG2 5DT

Situated in the heart of ever-popular Lady Bay, this beautifully presented three story, semi-detached home offers spacious and versatile accommodation arranged over three floors. Boasting four well-proportioned bedrooms, an open plan living and dining area, and a stylish modern kitchen, the property has been lovingly maintained and enhanced by the current owners.

With a charming rear garden that enjoys sun throughout the day, this home is ideally located just a short stroll from the excellent local amenities of Lady Bay, including shops, cafés, pubs and the highly regarded Lady Bay Primary School. The school is also a feeder for the world status Rushcliffe Secondary School, making this an ideal home for families.









# welcome home

The property is accessed via a pathway leading to a welcoming entrance hall, where stairs rise to the upper floors. Engineered flooring flows from the hall into the open plan living and dining room, a bright and inviting triple aspect space.

To the front, the living area enjoys a large bay window and a log burner set beneath a wooden mantel, creating a cosy and attractive focal point. To the rear, the dining area overlooks the garden and features a second chimney breast with stacked logs, adding warmth and charm. A door from the dining space leads to a staircase descending to the cellar, which sits beneath the main living area and provides useful additional storage space.







To the rear of the house, the kitchen—installed just four years ago—is fitted with sage green shaker-style units and solid wood worktops. It includes a suite of high-quality Neue appliances, including a double oven with integrated microwave and grill, an induction hob with extractor over, and an integrated dishwasher. A Beko integrated washing machine is also fitted, with space provided for a freestanding fridge-freezer. Patio doors open directly from the kitchen onto the garden patio, perfect for relaxed outdoor dining.



## and so to bed...

The first floor offers two double bedrooms and a family bathroom. A useful airing cupboard on this floor houses the modern combination boiler, also installed around four years ago

The primary bedroom spans the full width of the property, with two tall windows to the front providing plenty of natural light. This generously sized room easily accommodates a king-sized bed and further bedroom furniture.







A second well-sized double bedroom overlooks the rear garden.

The stylish family bathroom is finished with feature vinyl flooring and half-panelled walls and comprises a bath with telephone shower head, separate corner shower, WC, towel radiator, and a wash hand basin set atop a two-drawer vanity unit.







A further staircase leads to the second floor, where a large Velux window brings in light to the landing area. Two further bedrooms are found on this level: a spacious double room and a fourth double bedroom that is currently used as a home office, offering excellent flexibility for modern living.





## grounds & gardens

Externally, the property is set back behind a low wall with a front path and side access leading to the rear garden.

The garden, which enjoys a westerly aspect, is a wonderful outdoor space that benefits from sunlight throughout the day. A large patio runs across the back of the property and along the side, offering ample space for dining and entertaining. Beyond this, a lawn leads to a substantial decked seating area, fitted approximately four years ago, which provides the perfect spot to relax and enjoy the garden. A large shed at the end of the plot offers excellent outdoor storage, while mature planting and fenced borders complete this delightful garden setting.





## local amenities

Lady Bay is a highly sought-after residential area located just east of West Bridgford, offering the perfect balance of community charm and convenient access to a wealth of amenities. The neighbourhood itself boasts a vibrant local high street with independent shops, cafés, popular pubs, and essential services, all within walking distance. Lady Bay is particularly well regarded for its excellent schooling options, including Lady Bay Primary School and its feeder relationship to the world status Rushcliffe Secondary School. A short walk takes you to West Bridgford, known for its bustling café culture, weekend markets, and an array of bars, restaurants and boutiques. Nottingham city centre is also easily accessible—just a short drive or regular bus ride away—offering extensive retail, cultural and leisure opportunities, as well as mainline rail services. The area is also well connected by road links and benefits from nearby green spaces including The Hook nature reserve and the riverside paths, ideal for families and outdoor enthusiasts.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler fitted. None of the services or appliances have been tested by the agent.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## finer details

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** C

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 50 | E

**EPC potential:** 81 | B









# floorplan



Approximate Gross Internal Area: 118.4 sq m / 1274 sq ft

Cellar: 20.2 sq m / 217 sq ft

Total: 138.6 sq m / 1491 sq ft



**Plans:** The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.