

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Lenton, Nottinghamshire NG7 2DP

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**Guide Price £275,000**

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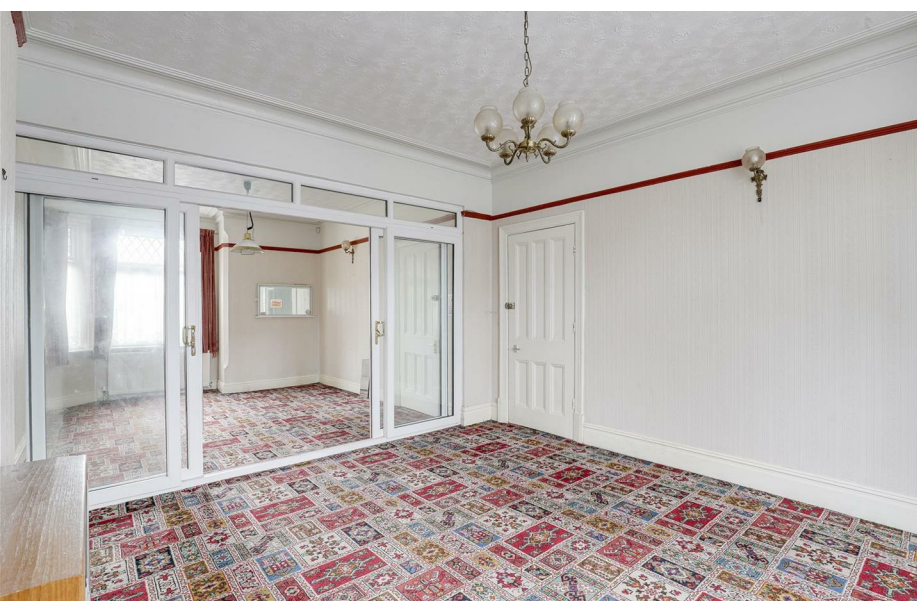
Guide Price: £275,000 - £295,000

## SPACIOUS FAMILY HOME...

This four bedroom house offers an abundance of space set across three floors whilst being well presented throughout, perfect for any growing families or investors alike looking to expand their portfolio. Situated in the popular location of Lenton in the heart of Nottingham City, just a short distance from a range of local amenities that it has to offer including shops and a range of eateries along with national and regional transport links. To the ground floor is an entrance hall, a living room which leads into the dining room, a family room and a modern fitted kitchen. To the first floor are two good-sized bedrooms serviced by a three-piece bathroom suite and a separate W/C. The first floor comprises of a further two bedrooms. The property also benefits from a basement floor which is host to two spacious cellar space. Outside to the front is driveway providing access to off-road parking and to the rear is a large private enclosed garden.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Separate W/C
- Off-Road Parking
- Large South-Facing Private Enclosed Garden
- Convenient Location
- Must Be Viewed





## GROUND FLOOR

### Porch

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, picture railing, coving to the ceiling and a wooden door providing access into the accommodation

### Living Room

15'9" x 12'11" (4.82m x 3.94m)

The living room has carpeted flooring, a TV point, a wall-mounted gas heater, a radiator, picture railing, coving to the ceiling, a UPVC double glazed bay window to the front elevation and sliding UPVC doors providing access into the dining room

### Dining Room

13'9" x 11'7" (4.21m x 3.55m)

The dining room has carpeted flooring, a radiator, space for a dining table, picture railing, coving to the ceiling and two UPVC double glazed windows to the rear elevation

### Family Room

12'4" x 10'3" (3.78m x 3.13m)

The family room has carpeted flooring, a radiator, a separate wall-mounted gas heater, a wooden door providing access into the cellar, a TV point, a ceiling fan and a UPVC double glazed window to the side elevation

### Kitchen

15'7" x 10'0" (4.75m x 3.06m)

The kitchen fitted base and wall units with wood effect worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and combination microwave, a five burner gas hob with an extractor fan and splashback, an integrated dishwasher, space for a fridge-freezer, space and plumbing for a washing machine, tiled flooring, underfloor heating, a wall-mounted thermostat, a radiator, a UPVC double glazed window to the rear elevation and a UPVC door providing access into the garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

### Bedroom One

17'8" x 15'8" (5.41m x 4.79m)

The first bedroom has carpeted flooring, two radiators, floor to ceiling in-built wardrobes, a UPVC double glazed window and a UPVC double glazed bay window to the front elevation

### Bedroom Two

11'7" x 11'6" (3.54m x 3.51m)

The second bedroom has carpeted flooring, a radiator, floor to ceiling in-built wardrobes and a UPVC double glazed window to the rear elevation

### W/C

4'1" x 3'3" (1.27m x 1.01m)

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a radiator, tiled flooring and a UPVC double glazed obscure window to the side elevation

### Bathroom

10'0" x 8'2" (3.06m x 2.50m)

The bathroom has a low level dual flush W/C combination unit with a vanity style wash basin, a large shower enclosure with a sliding glass door and a mains-fed shower, a chrome heated towel rail, an in-built cupboard, tiled flooring, underfloor heating, partially tiled walls, one recessed spotlight and a UPVC double glazed obscure window to the side elevation

## SECOND FLOOR

### Landing

The landing has carpeted flooring, in-built alcove storage, a Velux window, access into a boarded loft and provides access to the second floor

### Bedroom Three

17'10" x 12'11" (5.45m x 3.96m)

The third bedroom has carpeted flooring, a radiator and two UPVC double glazed windows

### Bedroom Four

11'8" x 11'7" (3.56m x 3.55m)

The fourth bedroom has carpeted flooring, a radiator, a Velux window and a UPVC double glazed window to the side elevation

## BASEMENT FLOOR

The basement floor benefits from two cellar spaces which have electricity, lighting, are host to the fuse box and offer ample amount of storage space

### Cellar One

11'6" x 5'10" (3.52m x 1.78m)

### Cellar Two

15'0" x 7'5" (4.58m x 2.28m)

## OUTSIDE

### Outbuilding

11'11" x 9'6" (3.64m x 2.90m)

The brick built outbuilding offers plenty of potential and benefits from electricity and a newly fitted roof

### Front

To the front of the property is a generous driveway providing access to off-road parking for two cars and gated access to the rear of the property

### Rear

To the rear of the property is a lawn with a range of plants and shrubs, a paved patio, a large outbuilding, an outdoor tap, panelled fencing and a brick border

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

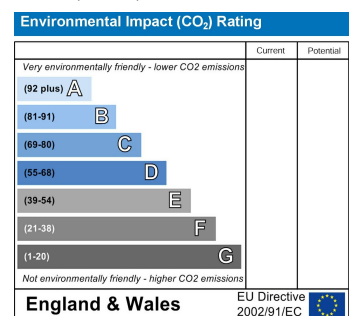
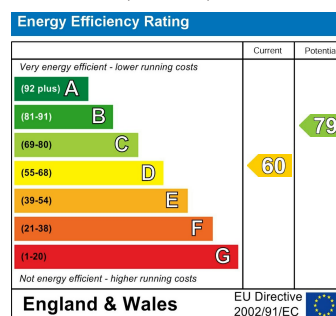
The vendor has advised the following:

Property Tenure is Freehold

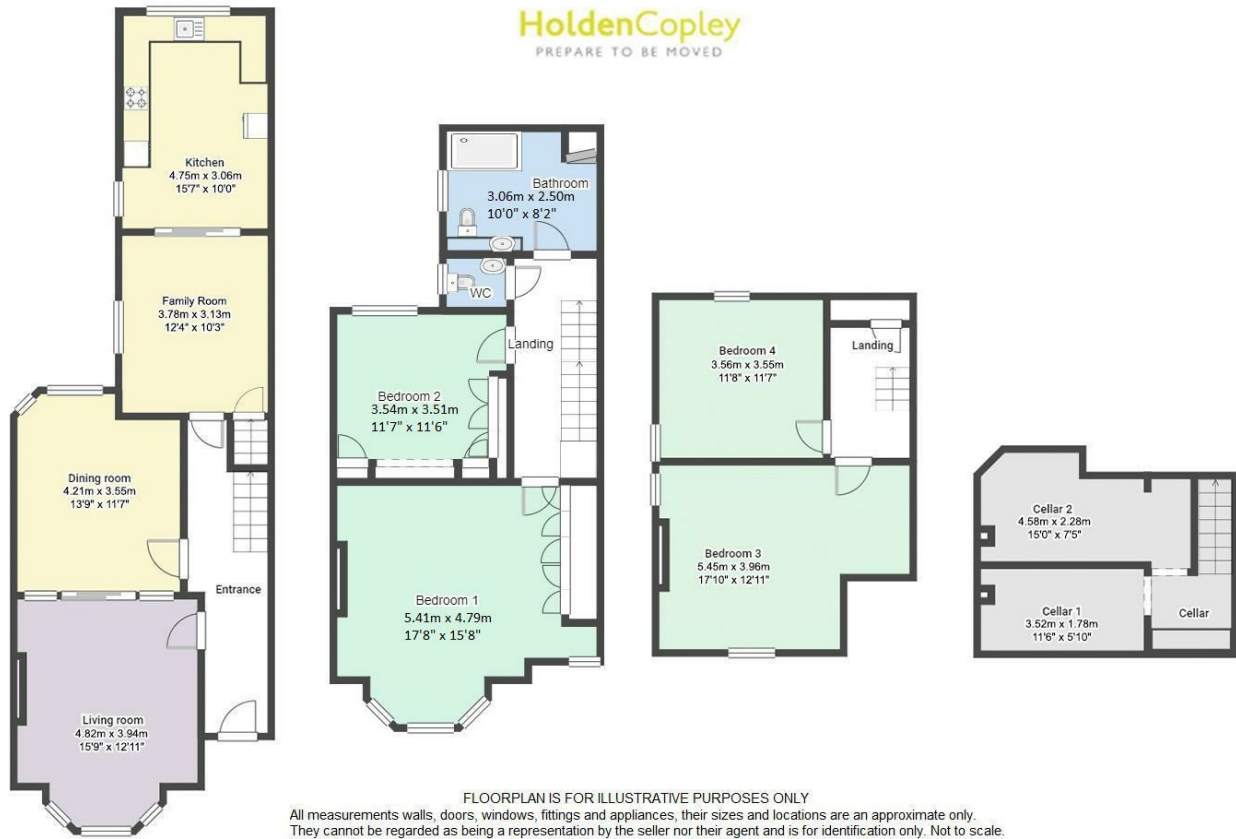
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