



# £240,000-£250,000

GUIDE PRICE

SIMKIN AVENUE

NOTTINGHAM

- DETACHED HOME
- LOUNGE/DINER
- MODERN KITCHEN
- GARAGE & DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- EPC D



# Detached Family Home in a Prime Location

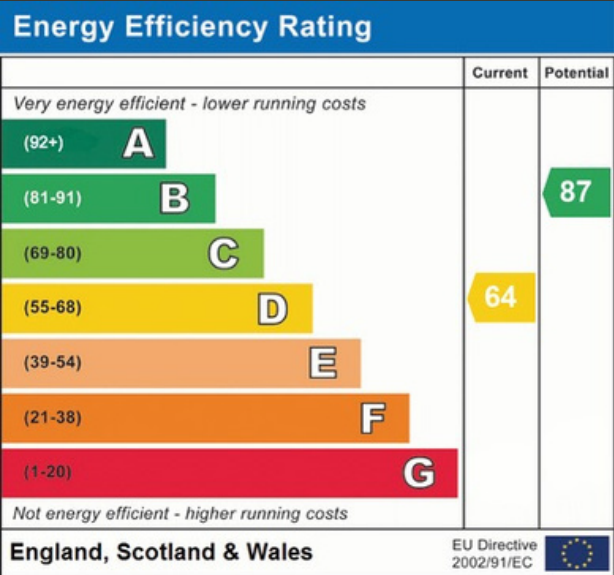
TUCKED AWAY IN A HIGHLY DESIRABLE LOCATION WITH EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES, THIS WELL PRESENTED DETACHED FAMILY HOME IS IDEAL FOR A GROWING FAMILY.

UPON ENTERING, YOU ARE WELCOMED BY A BRIGHT AND SPACIOUS ENTRANCE HALL THAT LEADS TO A GENEROUS LIVING/DINING AREA, FEATURING A BAY WINDOW THAT FILLS THE ROOM WITH NATURAL LIGHT. THE MODERN KITCHEN OFFERS PLENTY OF STORAGE SPACE AND ROOM FOR FREE-STANDING APPLIANCES, WITH ACCESS TO THE REAR GARDEN.

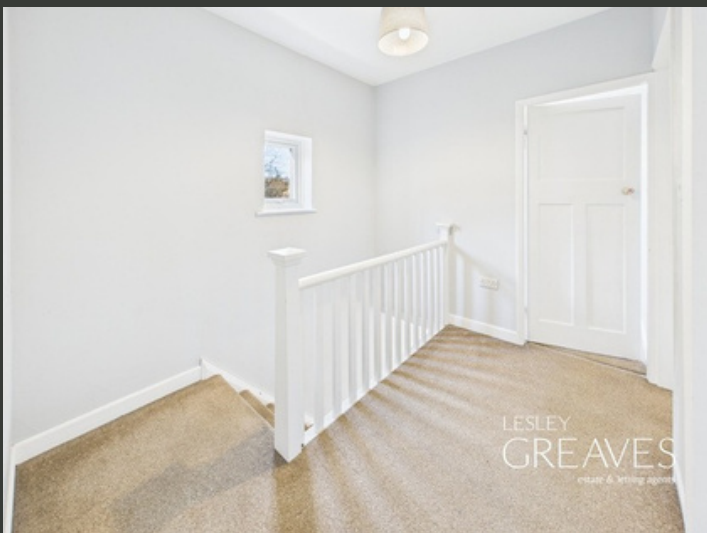
THE FIRST FLOOR IS HOME TO TWO GENEROUSLY SIZED DOUBLE BEDROOMS AND A VERSATILE THIRD BEDROOM, PERFECT FOR A CHILD'S ROOM OR HOME OFFICE. A STYLISH SHOWER ROOM COMPLETES THE UPSTAIRS LAYOUT.

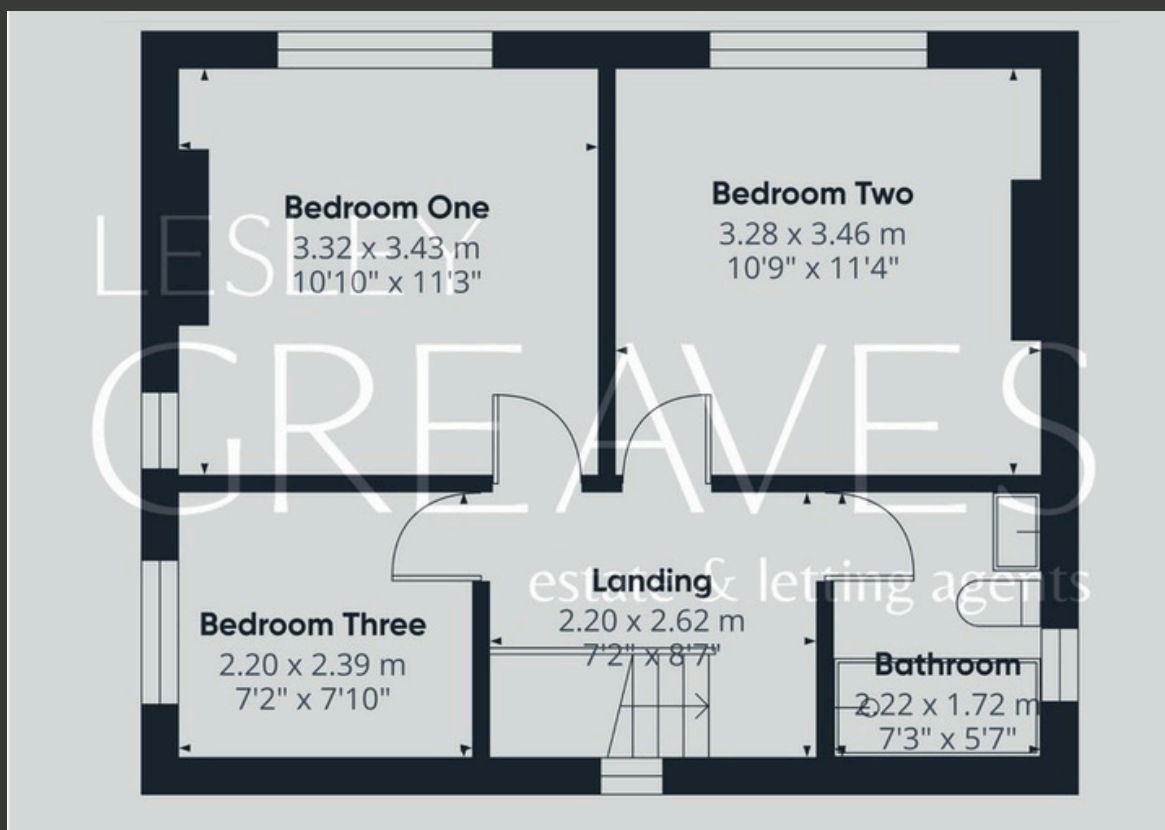
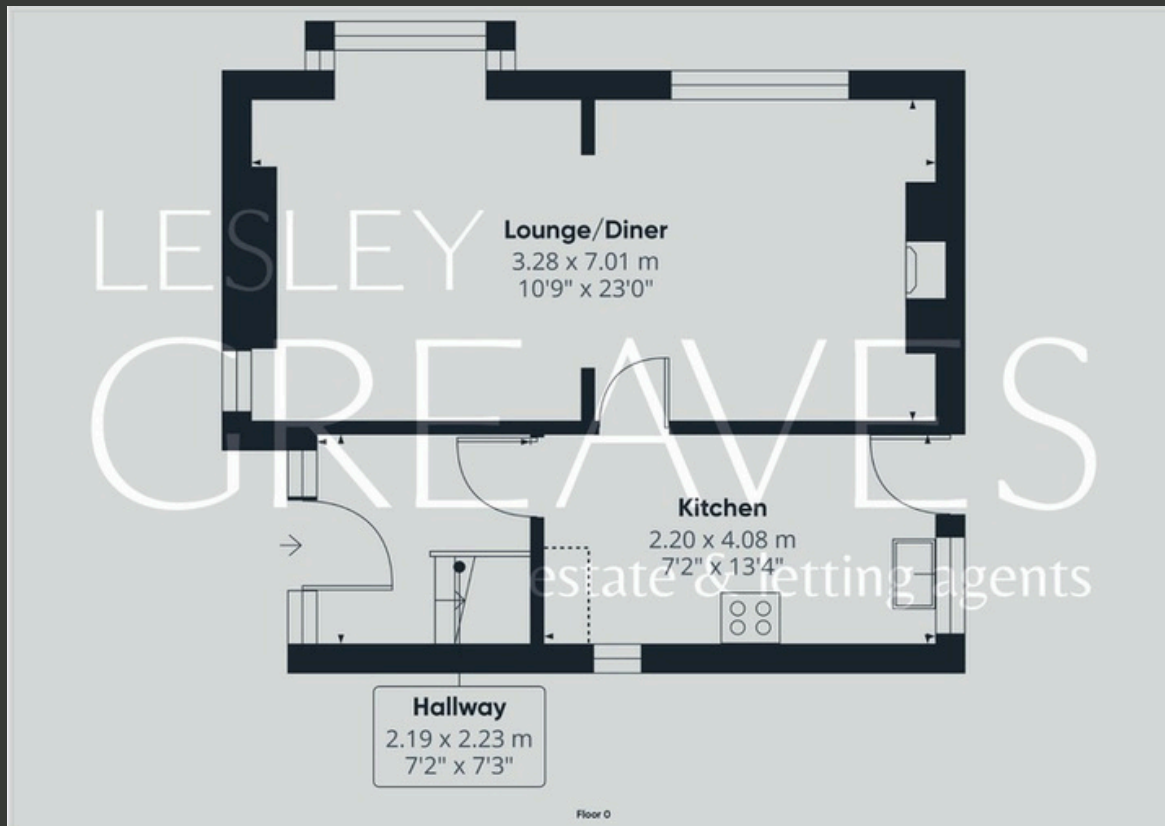
OUTSIDE, THE PROPERTY FEATURES A DRIVEWAY WITH ACCESS TO A GARAGE FOR AMPLE STORAGE, AS WELL AS AN ENCLOSED REAR GARDEN WITH BOTH A PATIO AND A LAWN AREA.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 85 SQ METERS









## Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)