



Guide Price £400,000

8 LEA ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9EG

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £400,000 - £425,000 ***

Welcoming to the market this charming four-bedroom family home, located in the popular area of Ravenshead and nearby to a terrific range of shops, amenities and parks. The property itself has been kept to a beautiful standard throughout, with a spacious interior that is perfect for any growing family. Not to mention a wonderful rear garden to match! Let's take a look around..

Heading inside, you will be welcomed by a beautifully presented interior and a spacious hallway, starting with a fitted kitchen that boasts integrated appliances, matching cabinets and ample worktop space for cooking up tasty meals. Step into the equally as impressive, and super homely living room where you will find an inviting gas fireplace and elegant carpets, creating both a cosy and welcoming atmosphere ideal for settling down and relaxing.. Additionally, the large window allows a flood of light making it a bright and airy space. Next up is the dining room, the perfect place for entertaining with its generous space ready for your desired furniture. Finally you will find an extra room; perfect as a home office or bedroom and a three piece bathroom suite.

The first floor hosts three well-appointed bedrooms, all of which have been kept to a high standard and the master bedroom features a fitted wardrobe that provide ample storage space. Furthermore, the family bathroom can be found just off the landing and boasts a shower over bath making this the perfect space to relax and unwind.

Finally the front of the house is completed with a large drive way and garage and a decorative front lawn area. Towards the rear garden you will find a well maintained spacious garden area with a beautiful patio area ideal for alfresco dining with a mix of plants and shrubs.

Early viewing is highly advised for this one, so don't miss out and call our team





Porch

Spacious area for shoes and coats. Entrance to the property.

Hall

Wooden flooring through to the ground floor rooms.

Kitchen 12'11" x 8'0"

Matching cupboards with ample worktop space, splash back tiles, integrated appliances such as an oven, microwave and electric hob, tiled flooring, space for a dining table and chairs and a rounded window to the front elevation.

Living Room 15'10" x 13'4"

Generous living room with carpeted flooring, central heating radiator, ample space for your desired furniture and a large window to the front elevation.

Dining Room 13'5" x 9'10"

A great space for an extra sitting room/dining room. Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom One 10'0" x 9'5"

Carpeted flooring, central heating radiator and a window to the rear elevation. Perfect as a home office or extra bedroom.

WC

Three piece suit with a hand wash basin, low flush WC and a built in shower.

Landing

Entrance to the first floor rooms.

Bedroom Two 14'10" x 9'11"

Master bedroom with carpeted flooring and a built in wardrobe, central heating radiator and a window to the rear and side elevation.



Bedroom Three 12'7" x 10'4"

Carpeted flooring, central heating radiator with a radiator to the front and side elevation.

Bedroom Four 11'9" x 9'7"

Carpeted flooring, central heating radiator with a window to the front and side elevation.

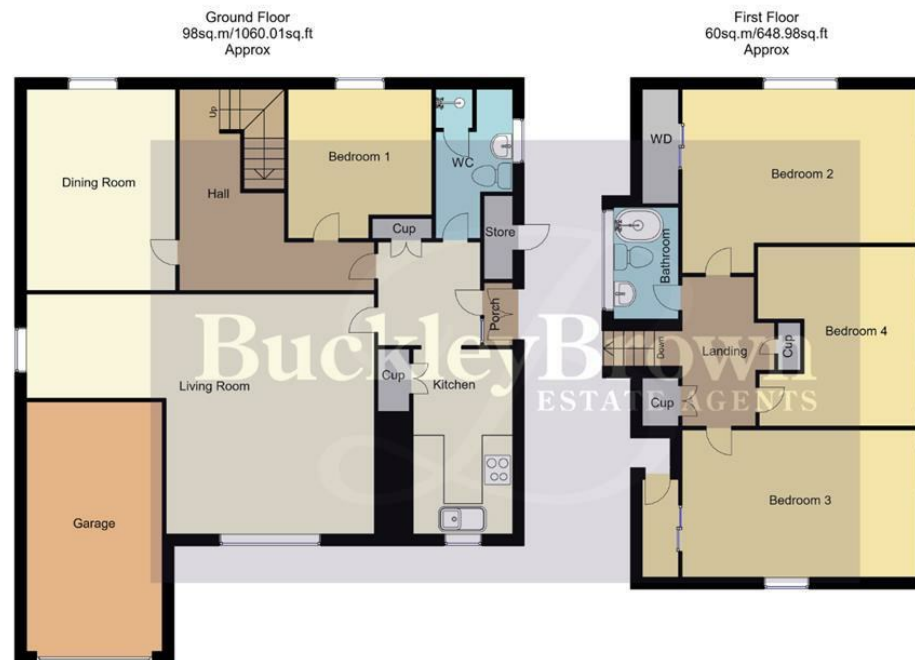
Bathroom 7'8" x 5'5"

Three piece suite with shower over bath, low flush WC and hand wash basin.

Outside

To the front you will find a spacious driveway with room for multiple cars as well as a garage and a spacious front lawn area. The rear garden boasts a well maintained lawn area and a patio area perfect for alfresco dining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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