



Ladycroft Avenue
Hucknall Nottingham



Ladycroft Avenue Hucknall Nottingham NG15 7FJ

for sale
£210,000



Property Description

This well-presented three-bedroom bay fronted mid-terrace home on Ladycroft Avenue offers spacious and versatile living across two floors - ideal for families, first-time buyers, or investors.

The ground floor features two generous reception rooms, providing flexible space for both living and dining. The fitted kitchen leads to a convenient downstairs bathroom, while the upstairs benefits from a separate WC, adding to the practicality of the layout.

Upstairs, you'll find three well-proportioned bedrooms, each with ample natural light. To the rear, the property boasts a beautiful garden, perfect for relaxation.

Located close to local amenities, schools, and transport links, this is a fantastic opportunity to acquire a comfortable and well-located family home. Viewing highly recommended.

Lounge

13' 11" Max x 12' 3" (4.24m Max x 3.73m)
Accessed via composite door leading into the lounge where there is a double glazed bay window to the front elevation, a radiator and gas fireplace.

Dining Room

12' 3" x 12' 6" (3.73m x 3.81m)
Having a radiator, double glazed French doors to the rear elevation, understairs storage and door to the kitchen.

Kitchen

15' 2" Max x 16' 10" Max (4.62m Max x 5.13m Max)
Having wall and base units with work surfaces over, space for gas cooker, inset sink, double glazed window to the side, door to the side, space for fridge, a radiator and plumbing for washing machine.

Downstairs Bathroom

Having a bath with mains fed shower over, pedestal wash hand basin, low level W.C, double glazed obscured window to the rear and a radiator.

First Floor Landing

Having a radiator and loft access.

Bedroom One

12' 5" x 12' 2" (3.78m x 3.71m)
Having window to the front elevation and a radiator.

Bedroom Two

10' 1" x 8' 3" Plus recess (3.07m x 2.51m Plus recess)
Having a radiator and double glazed window to the rear.

Bedroom Three

7' x 8' 10" (2.13m x 2.69m)
Having double glazed window to the front and a radiator.

W.C

Having double glazed obscured window to the side, low level W.C and pedestal wash hand basin.

Outside

To the rear the garden has mature trees and shrubs, pathway, patio seating area and outside tap.









Ground Floor

First Floor

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 Band: A

Tenure: Freehold

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