



Lancaster Road  
Bestwood Village Nottingham



# Lancaster Road Bestwood Village Nottingham NG6 8TT

for sale offers over  
**£190,000**



## Property Description

CHAIN FREE! Three bedroom mid terrace property ideally located in Bestwood Village, close to Mill Lakes and Bestwood Country Park. The village has lots to offer from local amenities such as shops, excellent transport links and a primary school.

The property comprises of entrance hallway, front facing lounge, spacious open plan kitchen diner with utility area leading to a downstairs WC. The upstairs are three good-sized bedrooms and the modern family bathroom.

To the front of the property is a slabbed driveway, and to the rear is a great sized garden with laid lawn.

Viewing is essential!

## Lounge

13' 8" x 10' 10" ( 4.17m x 3.30m )

Having window to the front elevation, a radiator and gas fire.

## Kitchen/ Diner

Irregular Shaped Room 18' 11" x 12' 6" Max ( 5.77m x 3.81m)

Having a tall radiators and a further radiator, UPVC glass door to the rear elevation, windows to the front and rear elevation, wall and base units with work surfaces over, electric oven with gas hob and glass splashbacks, plumbing for washing machine, extractor hood and understairs storage cupboard.

## Utility Area

8' x 4' 6" Max ( 2.44m x 1.37m Max )

Having space for fridge freezer, a radiator and two windows to the rear elevation.

## Downstairs W.C

Having window to the rear, low level W.C and pedestal wash hand basin.

## First Floor Landing

Having window to the rear.

### Bedroom One

.10' 4" Plus recess x 14' 8" Plus recess ( 3.15m Plus recess x 4.47m Plus recess )

Having window to the front elevation, a radiator and built-in wardrobe.

### Bedroom Two

9' 5" Max x 12' 7" Max ( 2.87m Max x 3.84m Max )

Having window to the front elevation, a radiator and built-in wardrobe.

### Bedroom Three

8' x 8' ( 2.44m x 2.44m )

Having a radiator and built-in storage cupboard.

## Bathroom

Having a bath with mains fed shower over, vanity wash hand basin, W.C, obscured window to the rear elevation and heated towel rail.

## Outside

To the front of the property is a driveway providing off road parking with a laid lawn side and path to the entrance.

To the rear is an enclosed garden with gated side access, outside tap, laid lawn section, decked seating area, a shed and patio seating area.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 Band: A

Tenure: Freehold

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