



Spindle Gardens  
Nottingham

# Spindle Gardens Nottingham NG6 7DG

for sale offers over  
**£160,000**



## Property Description

Situated close to a range of local amenities, schools, and excellent transport links into Nottingham city centre, this property presents an exciting opportunity to put your own stamp on a home in a convenient location.

The property features a welcoming lounge, a fitted kitchen with space for dining, and two well-proportioned bedrooms served by a family bathroom. Externally, the home benefits from both a front garden and a good-sized fully enclosed rear garden.

## Entrance Hallway

Accessed via UPVC front door leading into the hallway where there is stairs off to the first floor, understairs storage and a radiator.

## Lounge

11' 10" x 13' 4" ( 3.61m x 4.06m )

Having window to the rear elevation and a radiator.

## Kitchen

9' 6" Max x 13' 3" Max ( 2.90m Max x 4.04m Max )

Having wall and base units with work surfaces over, newly fitted wall mounted boiler (long guarantee), a radiator, window to the front elevation, inset sink, gas hob with electric oven and space for an American fridge freezer.

## First Floor Landing

Having loft access which is part boarded.

## Bedroom One

16' 4" x 9' 7" ( 4.98m x 2.92m )

Having window to the rear and storage cupboard.

## Bedroom Two

11' 7" x 11' 4" ( 3.53m x 3.45m )

Having window to the front elevation.

## Bathroom

Having low level W.C, bath with electric shower over, pedestal wash hand basin and obscured window to the rear elevation.

## Outside

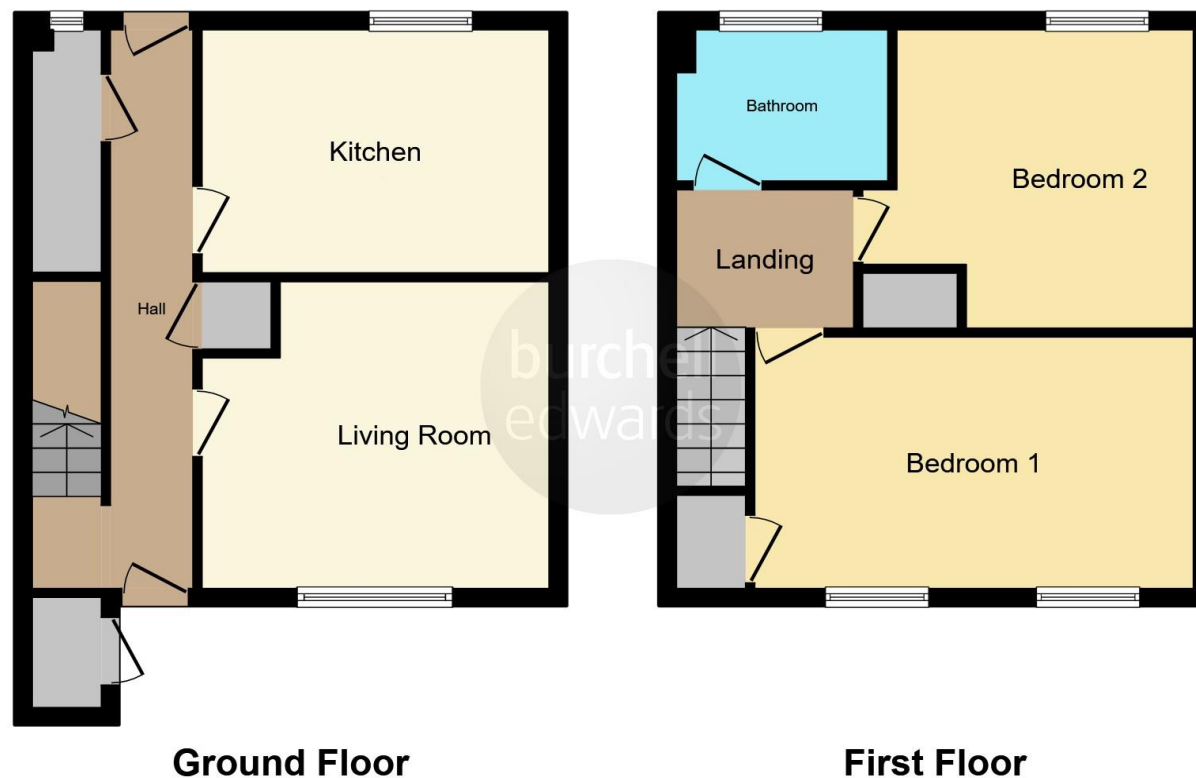
To the front of the property is a path leading to the entrance door.

To the rear the garden is mainly laid to lawn with a patio seating area and side access.









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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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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