



Lion Close
Nottingham



Lion Close Nottingham NG8 5ED

for sale
£165,000



Property Description

The property benefits from a welcoming entrance hallway, a spacious lounge, and a fitted kitchen. There are two bedrooms, and three piece bathroom suite.

Externally, the bungalow is set back from the road with a driveway providing off-street parking, a neat front garden, and a rear garden.

Viewing is essential.

Entrance Hallway

Accessed via composite door with a radiator and two storage cupboards one housing the boiler.

Lounge

16' x 10' 4" (4.88m x 3.15m)

Having electric fireplace, a radiator and double glazed window to the front elevation with shutters.

Kitchen

8' 2" Max x 5' 1" Max (2.49m Max x 1.55m Max)

Having window to the side elevation, wall and base units with work surfaces over, space and plumbing for a washing machine, space for cooker and inset sink.

Inner Hall

Having doors off to the bedrooms and bathroom.

Bedroom One

8' 10" x 12' 10" Max (2.69m x 3.91m Max)

Having built-in wardrobes, a radiator, sliding doors to the rear.

Bedroom Two

.9' 4" x 6' 10" (2.84m x 2.08m)

Having double glazed window to the rear and a radiator.

Bathroom

Having a low level W.C, a radiator, double glazed obscured window to the side, bath with electric shower over and vanity wash hand basin.

Outside

To the front of the property is a lawn frontage with a driveway and side access.

To the rear the garden is mainly laid to lawn with a driveway, side access, a shed and outside tap.











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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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