



11 Kelling Close, Nottingham - NG5 5JL

Offers Over **£200,000**

DavidJames
the estate agent



11 Kelling Close

Nottingham, Nottingham

Delightful 3-bed mid-terrace home with modern updates, spacious living areas, a contemporary kitchen and secure garden. Convenient location near amenities and transport links - a must-view!

Council Tax band: A

Tenure: Freehold

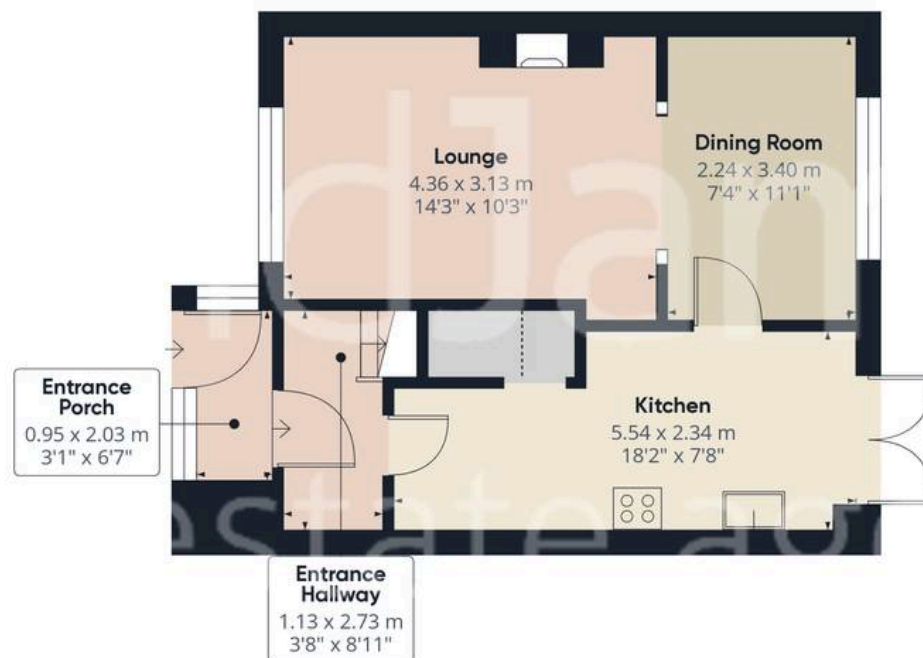
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-terrace family home in a popular residential location, ready to move into
- Three first floor bedrooms including two generous doubles and a versatile guest bedroom that could serve as a nursery or home office
- Porch with modern entrance door for enhanced security
- Well presented lounge that connects seamlessly with a bright and spacious dining room
- Modern breakfast kitchen with ample storage and sleek countertops
- Generous rear garden including multiple seating area - perfect for dining or relaxing, enclosed to all sides for privacy and security and access to the garage
- Block-paved frontage with elegant double gates
- Gas combination boiler and UPVC windows and doors
- A well-rounded and inviting home, ideal for those seeking a combination of modern







Floor 0 Building 1

Approximate total area⁽¹⁾

75.51 m²

812.78 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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