



13 Laneham Avenue, Arnold – NG5 7LB

Guide Price **£290,000 – £300,000**

DavidJames
the estate agent



13 Laneham Avenue

Arnold, Nottingham

GUIDE PRICE £290,000–£300,000 Superb detached & extended family home in Arnold! Lounge, stunning dining kitchen with underfloor heating, 3 beds and a generous garden plus a driveway and garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

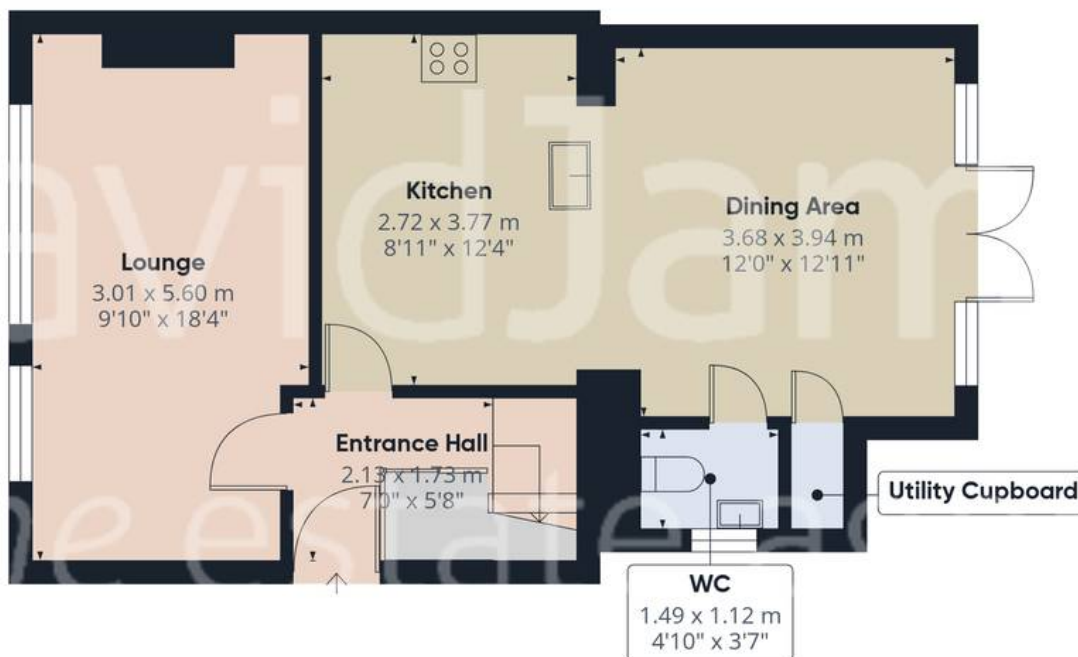
EPC Environmental Impact Rating: D

- Extended detached family home
- Well-presented throughout
- Within easy reach of Arnold's nearby amenities, popular schools and frequent bus services
- Bright and spacious lounge
- Stunning open plan dining kitchen with integrated appliances and underfloor heating
- Convenient downstairs WC and separate laundry/utility cupboard
- Three well-proportioned first floor bedrooms
- Excellent elevated views over the local area
- Generous lawned rear garden with feature decked patio seating areas
- Driveway providing parking and garage access









Floor 0



Floor 1

Approximate total area⁽¹⁾

78.9 m²

848 ft²

(1) Excluding balconies and terraces

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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