

# JOHNSONS & PARTNERS

Estate and Letting Agency



**19 THE SPINNEY**  
NOTTINGHAM, NG14 5GX

**GUIDE PRICE £380,000**





## 19 THE SPINNEY

Nottingham, NG14 5GX

An excellent opportunity to purchase a good sized, four bedroom detached home, that comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process. Bulcote is a sought after location and the property sits within this popular cul de sac. There are a wealth of amenities in nearby Burton Joyce & Lowdham with shops, schools, great places to dine out or enjoy a relaxing drink; there are also a range of recreational facilities as well as lovely walks close by.

In brief, the accommodation comprises open entrance porch, reception hallway, WC, lounge with bay to the front and sliding double doors, that slide into the wall cavity to maximise space through to the dining room, there is a conservatory, kitchen and separate utility room which also has a courtesy door through to the integral garage, which completes the ground floor. On the first floor there is a principal bedroom with en suite and three further bedrooms and the family shower room. To the outside there is a garden and driveway to the front and an enclosed garden at the rear.

Internal viewing is strongly recommended in order to fully appreciate both the accommodation and location. Contact us now to book your personal viewing appointment.

**Reception Hallway**  
18'7 x 6 (5.66m x 1.83m)

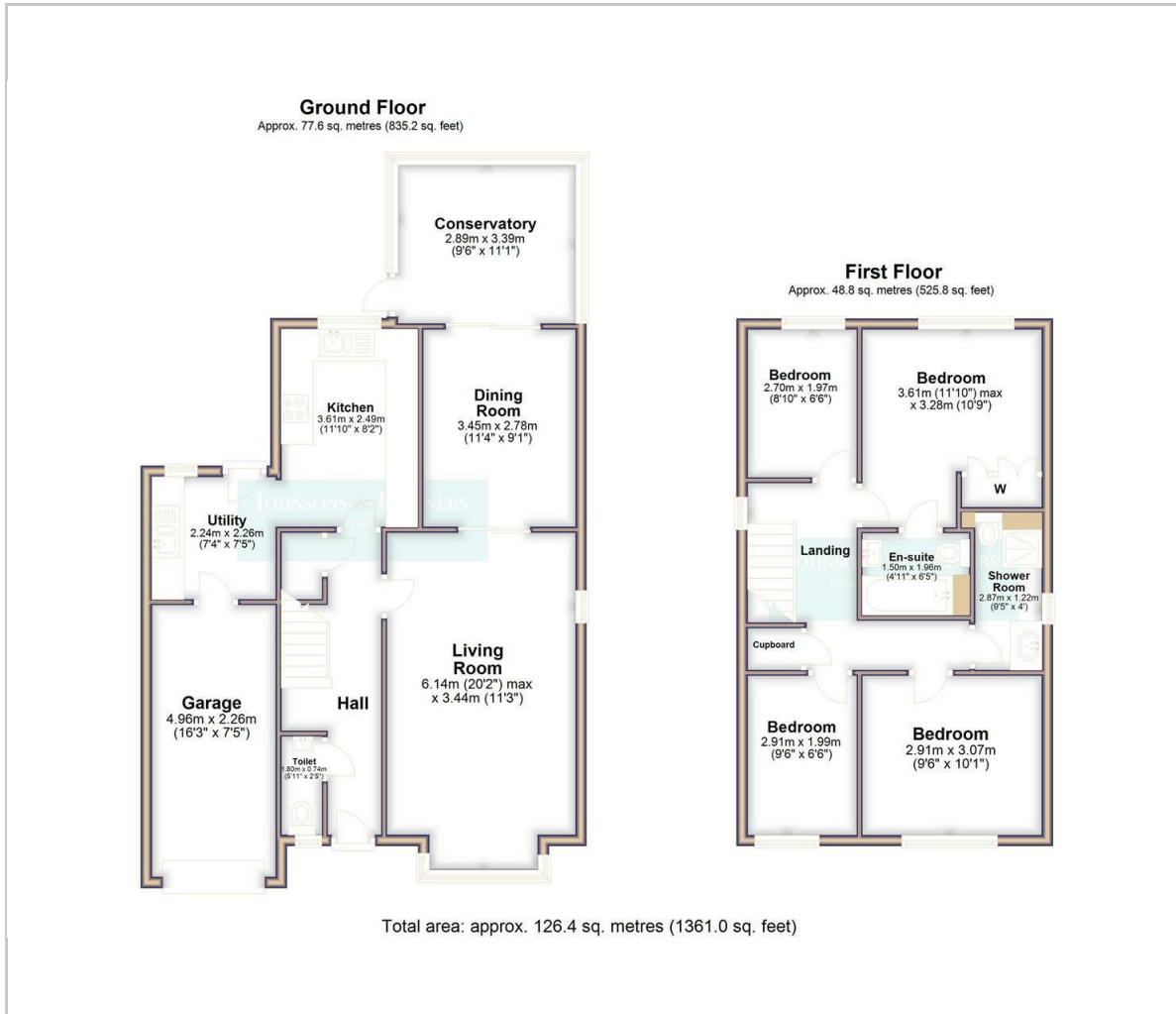






- Cloakroom / WC**  
5'10 x 2'5 (1.78m x 0.74m)
- Living Room**  
19'11 x 11'3 (6.07m x 3.43m)
- Dining Room**  
11'3 x 9'1 (3.43m x 2.77m)
- Conservatory**  
11'1 x 9'5 (3.38m x 2.87m)
- Kitchen**  
11'9 x 8'2 (3.58m x 2.49m)
- Utility Room**  
7'6 x 7'4 (2.29m x 2.24m)
- First Landing Landing**
- Bedroom One**  
11'11 x 11'1 (3.63m x 3.38m)
- En-Suite**  
5'5 x 4'10 (1.65m x 1.47m)
- Bedroom Two**  
10'1 x 9'8 (3.07m x 2.95m)
- Bedroom Three**  
9'8 x 7'5 (2.95m x 2.26m)
- Bedroom Four**  
8'10 x 6'4 (2.69m x 1.93m)
- Family Shower Room**  
8'5 x 4'6 (2.57m x 1.37m)
- Outside**
- Garage**  
16'9 x 7'10 (5.11m x 2.39m)
- Gardens Front & Rear**
- Agents Disclaimer**

## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

