

HoldenCopley

PREPARE TO BE MOVED

Lutterell Way, Nottingham, NG2 6HN

Guide Price £325,000 - £350,000

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SOUGHT AFTER LOCATION...

This well-presented three-bedroom semi-detached house offers generous living space and has been fully refurbished, making it an ideal purchase for buyers looking to move in with ease. Located on a corner plot in one of Nottingham's most desirable residential areas, the property is within easy reach of the centre of West Bridgford, with its excellent amenities, shops, and restaurants, while also offering convenient access to the City Centre, universities, and a variety of regional and national transport links. It also falls within the catchment area of highly regarded local schools. The accommodation comprises an entrance hall leading to a spacious living room and a modern, fitted kitchen with direct access to the rear garden. The kitchen flows seamlessly into the dining room, creating a bright and sociable space for family life and entertaining. Upstairs, there are three well-proportioned bedrooms and a stylish four-piece bathroom suite. Externally, the front of the property features mature shrubs and bushes, a fence-panelled boundary, and a driveway providing off-street parking. The rear garden is fully enclosed and includes a patio area, a brick-built outbuilding, and additional fencing, offering a private and versatile outdoor space.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathrooms Suite
- Off Street Parking
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'3" x 5'6" (2.51m x 1.68m)

The entrance hall has a UPVC double glazed obscure windows to the side elevation, an in-built cupboard, recessed spotlights, Herringbone-style flooring, carpeted stairs, and a composite door providing access into the accommodation.

Living Room

14'2" x 11'10" (4.33m x 3.62m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen

12'3" x 11'1" (max) (3.74m x 3.38m (max))

The kitchen has a range of modern fitted base and wall units with marble -effect worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an in-built cupboard, recessed spotlights, a vertical radiator, Herringbone-style flooring, two UPVC double glazed windows to the side and rear elevation, a UPVC door opening to the rear garden, and open access into the dining room.

Dining Room

7'9" x 8'6" (2.37m x 2.60m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and Herringbone-style flooring.

FIRST FLOOR

Landing

3'8" x 6'0" (1.14m x 1.84m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'10" x 12'9" (3.62m x 3.91m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

9'4" x 11'10" (2.87m x 3.63m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

8'6" x 8'7" (2.61m x 2.63m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, , an in-built cupboard, and carpeted flooring.

Bathroom

7'10" x 8'5" (2.41m x 2.59m)

The bathroom has two UPVC double glazed obscure windows to the side and rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property are established shrubs and bushes with a fence panelled boundary, access to the rear garden, and a driveway to the side of the property providing off-street parking.

Rear

To the rear of the property is an enclosed garden with a patio area, a brick built outbuilding, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

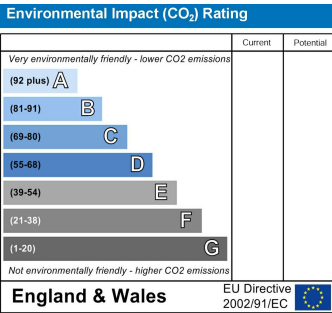
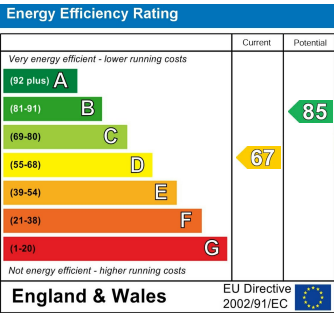
The vendor has advised the following:

Property Tenure is Freehold

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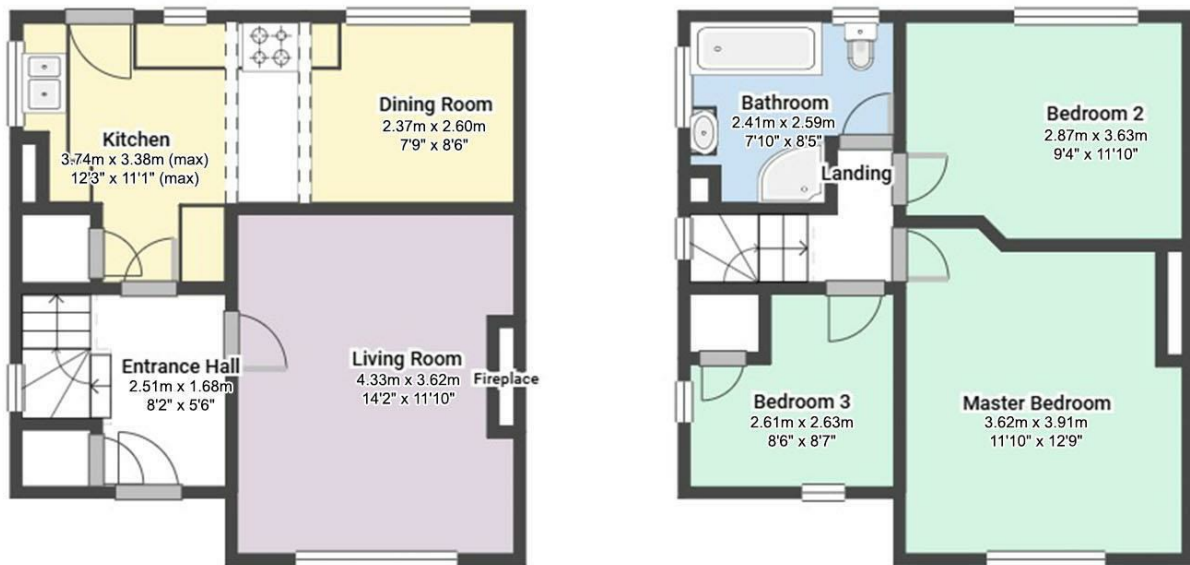
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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