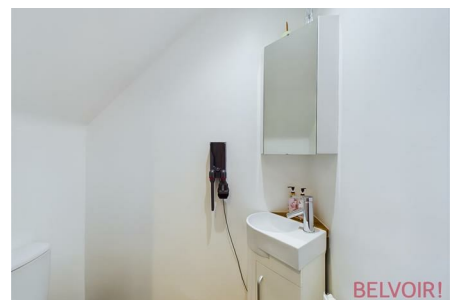


## Kingsthorpe Close, Nottingham, NG3 3AZ



**£200,000 Freehold**



Welcome to your future home nestled in the charming neighbourhood of Mapperley. This delightful semi-detached home presents a blend of modern comforts and serene surroundings, offering a cozy haven for you and your loved ones.

Step into your new retreat through a quaint entrance hallway that beckons you into a meticulously designed, fitted modern kitchen with integrated appliances. This culinary space is both functional and stylish, promising a seamless cooking experience. Adjacent to the kitchen, discover a convenient WC, ensuring practicality and ease of living. The ground floor further unfolds into a warm and inviting lounge area, where French doors beckon in natural light and lead you to your private garden oasis cocooned by the surrounding forest.

Ascending to the first floor, discover two double bedrooms awaiting to envelop you in comfort and relaxation. Each bedroom offers a tranquil sanctuary, perfect for unwinding after a long day. Completing the upper level is a modern bathroom boasting a sleek three-piece suite, where you can indulge in luxurious self-care routines. Conveniently located, this residence also boasts two allocated parking spaces to the right-hand side of the house, ensuring hassle-free parking for you and your guests.

Embrace the opportunity to make this enchanting property your own, where modern living meets natural tranquillity in the heart of Mapperley. Don't miss the chance to experience the epitome of comfort and convenience - schedule your viewing today!



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## Entrance Hallway

## Kitchen/Diner 14'5" x 9'11"



## WC 5'1" x 2'9"



## Lounge 13'0" x 11'9"



## Stairs & Landing

## Bedroom 13'0" x 8'9"



## Bedroom



Bathroom  
6'6" x 6'3"



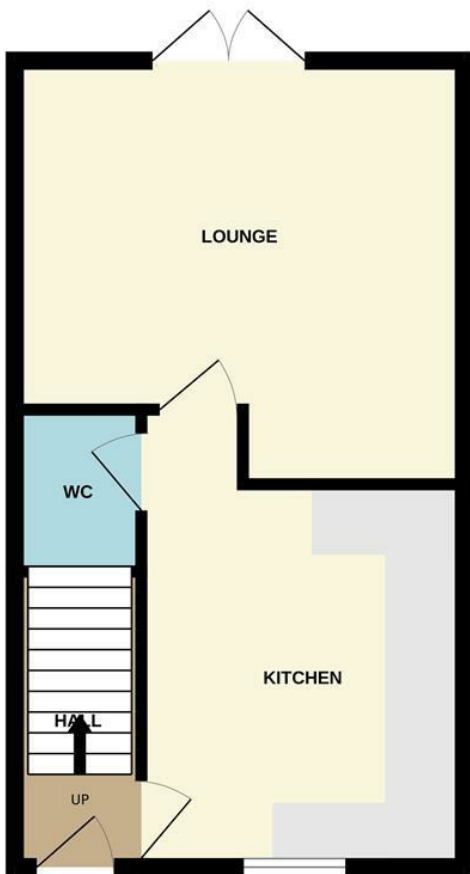
Rear Garden



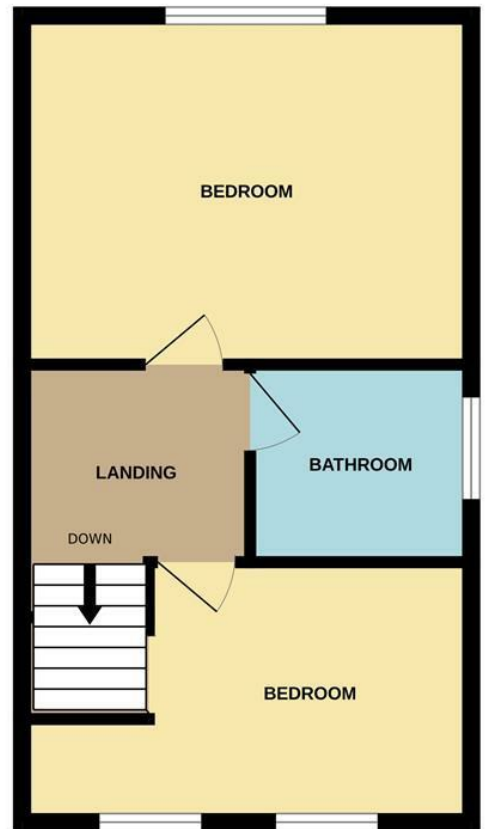
Parking



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



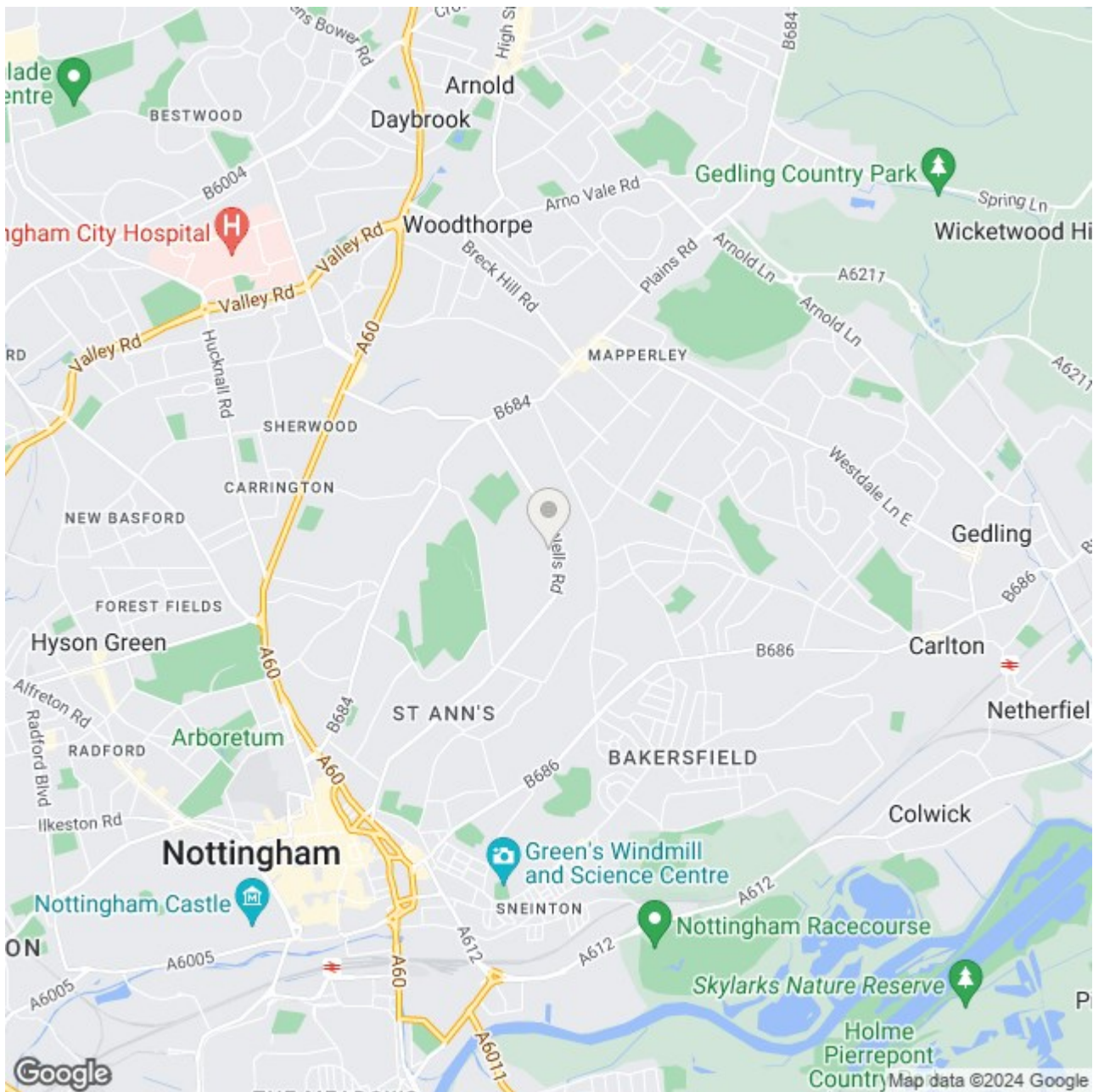
1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		<b>97</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	