

# HoldenCopley

PREPARE TO BE MOVED

Lees Road, Mapperley, Nottinghamshire NG3 6HB

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Guide Price £215,000 - £240,000

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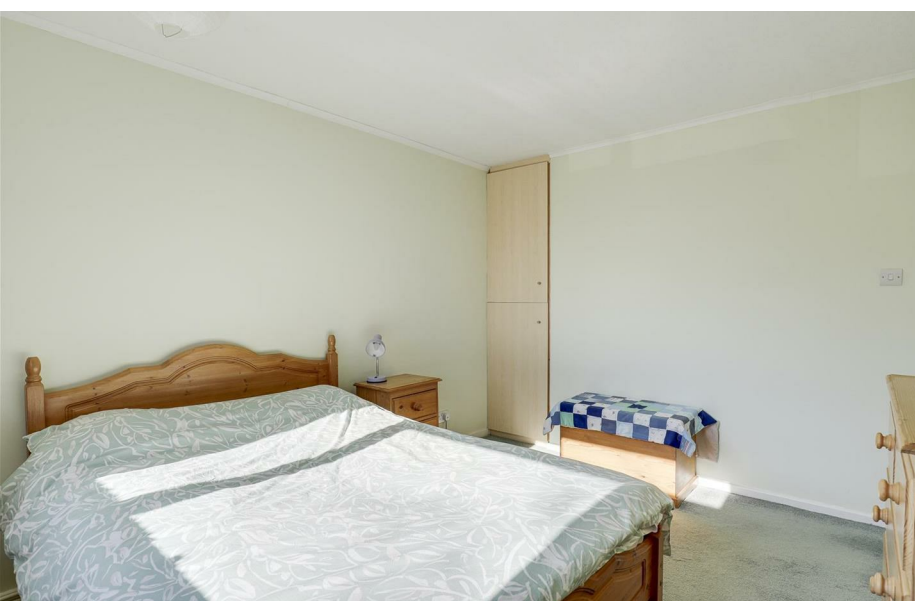
GUIDE PRICE £215,000 - £240,000

### FANTASTIC LOCATION...

This three bedroom semi-detached house is situated in a popular location, minutes away from the vibrant Mapperley Top, which is host to a range of shops, eateries, excellent transport links and various local amenities and facilities together with great schools and easy access into the City Centre. The spacious ground floor features a porch, a generously sized and fully fitted kitchen diner—perfect for family meals and entertaining—alongside a bright living room with a contemporary wall-mounted fire and open access to an additional family room, offering flexible living space. Upstairs, the property offers two double bedrooms and a single bedroom all with built-in storage, serviced by a three-piece bathroom suite and ample storage space throughout. Outside, the front of the home benefits from a private driveway for off-street parking, screened by a mature hedge for added privacy. To the rear is a well-maintained garden complete with brick-paved steps and seating area, three sheds, a variety of established plants and shrubs and an outdoor tap.

### MUST BE VIEWED





- Semi-Detached House
- Three Good-Sized Bedrooms
- Large Fitted Kitchen-Diner
- Open Plan Living And Family Room
- Three Piece Bathroom Suite
- Ample Storage Space
- Off-Street Parking
- Charming Tiered Garden
- Great Transport Links
- Boiler With 5 Years Warranty





GROUND FLOOR

Porch

8'0" x 2'10" (2.44m x 0.87m)

The porch has laminate flooring, wood-panelled walls, a wall light fixture, a UPVC double-glazed roof, a UPVC door for entry into the accommodation, and a second UPVC door for access out to the rear garden.

Entrance Hall

3'1" x 2'8" (0.95m x 0.83m)

The entrance hall has carpeted flooring and a single door via the porch.

Kitchen / Diner

15'11" x 15'6" (4.86m x 4.74m)

The kitchen has a range of fitted base units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a gas hob, an extractor fan and glass splashback, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a wall-mounted boiler, laminate flooring, a radiator, partially tiled walls and three UPVC double glazed windows to the front and side elevation.

Living Room

16'2" x 10'10" (4.93m x 3.31m)

The living room has wood flooring, open access to the family room, a wall-mounted fire, two radiators, and a TV-point.

Family Room

10'2" x 7'0" (3.12m x 2.15m)

The family room had wood flooring, a radiator, two UPVC double-glazed windows to the side elevations, and a sliding patio door leading out to the rear garden.

FIRST FLOOR

Landing

9'1" x 4'0" (2.77m x 1.22m)

The landing has carpeted flooring, three in-built storage cupboards, access to a partially boarded loft with a ladder and lighting, and provides access to the first floor accommodation.

Master Bedroom

9'11" x 12'8" (3.04m x 3.88m)

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

Bedroom Two

11'1" x 8'11" (3.40m x 2.73m)

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

Bedroom Three

7'10" x 7'0" (2.39m x 2.14m)

The third bedroom has carpeted flooring, an in-built wardrobe with over-the-bed storage cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

9'6" x 5'10" (2.91m x 1.80m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled double-ended bath with a central mixer tap and a wall-mounted handheld shower fixture, tiled flooring, a heated towel rail, partially tiled walls, fitted wall units, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, and a hedge boundary.

Rear

To the rear of the property is an enclosed tiered garden, with block-paved steps and seating area, an outdoor tap, a well maintained lawn, a variety of plants and shrubs, three wooden storage sheds, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 100 Mbps (Highest available upload speed)
- Phone Signal – Good 5G and 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Medium risk of surface water flooding
- Very low risk of river and sea flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

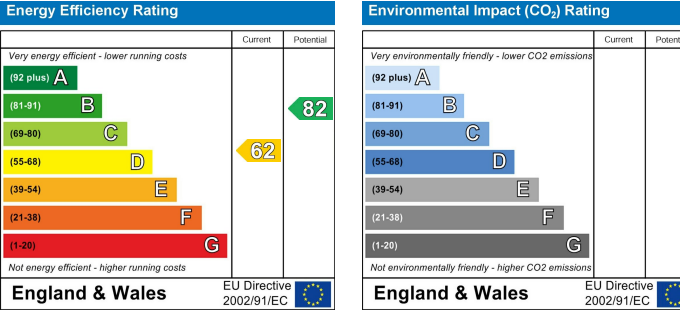
DISCLAIMER

Council Tax Band Rating - Gedling 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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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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