



**Glencairn Drive, Aspley, Nottingham, NG8 3EN**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This wonderful three bedroom detached property is situated on a popular and peaceful residential road just five miles from Nottingham City centre and is a real hidden gem. Benefitting from a two storey extension, the downstairs accommodation encompasses a spacious lounge complete with feature fireplace and large bay fronted window letting in plenty of natural light, a second reception room/dining space with views and access to the rear garden alongside a tasteful kitchen/diner with additional pantry. Upstairs, there are two double bedrooms both with in-built wardrobes, a further well-sized single room; all with new carpets, and a sizable four piece bathroom suite. Outside, there is a vast rear garden with patio area and towards the front, a small lawn with flower beds and driveway providing off road parking.

The property is well placed for easy access to local shopping facilities, with the ring road providing easy access to many other shopping areas as well as to the city centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include access around Nottingham via the ring road, the M1 and East Midlands Airport are within easy reach as is Nottingham train station. The property is well placed for easy access to and from the city centre and to many other suburbs and workplaces around the city.





## Key Features

- Extended three bedroom detached home
- Large rear garden
- Extended kitchen/diner
- Off road parking
- UPVC double glazing throughout
- Fitted wardrobes in Beds One and Two
- Spacious four piece bathroom suite
- Easy access to Nottingham City Centre
- EPC - D
- Council Tax band - D

**£350,000**

## Accommodation in Detail

### Front of the property

Set back from the road, the property features a small front garden with lawn and flower beds, a side driveway and gated access to a side patio area.

### Ground Floor

#### Entrance Hall

Light and welcoming, the entrance hallway features an in-built storage area perfect for coat and shoe storage, stairs up to the first floor landing and doors to the two reception rooms and kitchen/diner.

#### Lounge

13'7 x 12'0 (4.14m x 3.66m)

The spacious living room includes a front facing bay window, feature fireplace and radiator.

#### Dining Room

11'10 x 11'0 (3.61m x 3.35m)

Situated towards the back of the property overlooking the rear garden, the room features a rear facing window, patio door and radiator.

#### Kitchen/Diner

16'5 x 8'7 (5.00m x 2.62m)

With a selection of base and wall units, the kitchen features a oven with 5 ring hob, space for a washing machine and pantry area with space for a fridge/freezer. Alongside this, there are rear facing windows and a door leading out to the garden.

### First Floor

#### Landing

Doors to bedrooms and the bathroom. Loft hatch. Newly carpeted.

#### Bedroom One

13'6 x 11'2 (4.11m x 3.40m)

This spacious double bedroom features a range of in-built wardrobes and radiator alongside a large front facing window.

#### Bedroom Two

11'10 x 11'0 (3.61m x 3.35m)

A second double bedroom with radiator and rear facing window overlooking the garden.





### **Bedroom Three**

7'10 x 6'11 (2.39m x 2.11m)

A well-sized single room with radiator and front facing window.

### **Bathroom**

13'8 x 8'6 (4.17m x 2.59m)

A vast family bathroom fitted with a four piece suite comprising of toilet, sink, shower and separate bath.

### **Outside**

The property benefits from a large rear garden with vast lawn area and patio.

**EPC - D**

**Council Tax Band - D**





# Floorplan

**Approximate Gross Internal Area**

113.5 sq. m. (1222 sq. ft.)



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Nottingham

Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS