



22 Flamsteed Road, Nottingham, NG8 6LR

£1,150 Per month

- Coming Soon - Spacious Three bedroom Semi-Detached House
- New Kitchen
- Garden Front and Rear
- Three Spacious Bedrooms
- Council Tax A
- Recently Refurbished
- Spacious Separate Lounge and Dining Room
- Three Piece Bathroom Suite
- Popular Location
- EPC C

# 22 Flamsteed Road, Nottingham NG8 6LR

**\*\*COMING SOON\*\***

(More photos will be added on completion of Refurbishment)

Mulberry Lane are proud to bring to the market this \*Modern Three-Bedroom Semi-Detached Property – currently being refurbished.

Situated in a popular and convenient location, close to shops, local amenities and transport links on your doorstep.

This three bedroomed property is perfectly designed for family living, this property offers plenty of space, and a welcoming atmosphere.

On entrance a hallway, a spacious lounge, and separate dining room with two internal doors between the lounge/dining room that can be opened up, perfect if you are entertaining, or shut for a more cosy evening.

A new modern fitted kitchen with oven, perfect for home cooking.

On the first floor two generously sized double bedrooms and one single bedroom

A contemporary bathroom with W/C, washbasin, and bathtub and overhead shower.

Outside:

An enclosed rear garden, with a grassed area and decking providing a private space for outdoor enjoyment. Also offering outside storage.

A grassed area to the front of the property, with access to the back of the property through a side entrance.

This is a property not to be missed!

Contact Mulberry Lane to arrange a viewing on 01157042554 !



Council Tax Band: A

### Entrance

The entrance hall and stairs has carpeted flooring, smoke alarm, and a single door providing access into the lounge.

### Lounge

The living area has carpet flooring, fireplace, radiator and a double glazed window to the front of the property, two internal doors opening up to the Dining/Living area or have closed for a cozy feel.

### Dining Room

The Dining area has carpet flooring, radiator and a double glazed window to the rear of the property, two internal doors opening up to the Dining/Living area or to have closed to have a cozy feel.

### Kitchen

A range of fitted wall and base units with fitted work surfaces, sink with mixer taps and a recessed drainer, integrated oven with an electric hob and extractor unit, laminate flooring and a double glazed window and UPVC door leading to the rear garden.

### Landing

The Stairs and Landing are carpeted, a double glazed window at the top of the stairs, a smoke alarm, and a loft hatch.

### Bathroom

The bathroom has laminate flooring, partially tiled walls, a radiator, washbasin with mixer taps, low level dual flush wall mounted WC, panelled bath with mixer taps, a wall mounted mains-fed shower and a shower screen, and a double glazed obscure window

### Bedroom one

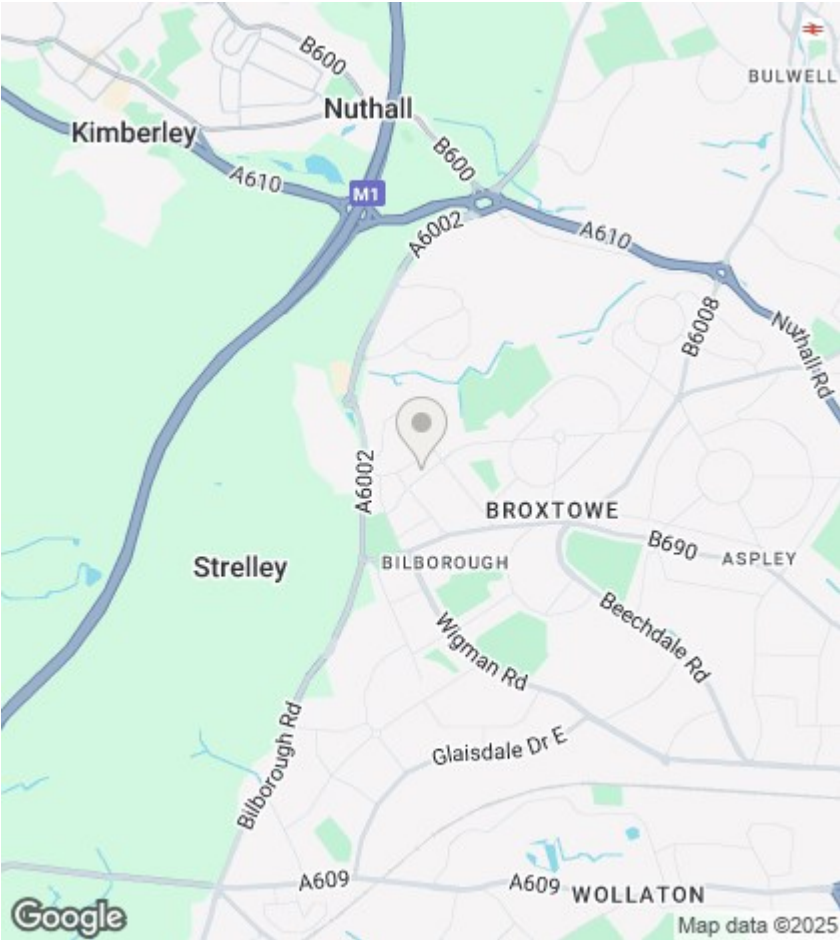
The main bedroom has carpeted flooring, radiator, and a UPVC double glazed window to the front of the property.

### Bedroom Two

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

### Bedroom Three

The third bedroom has carpeted flooring, radiator, and a UPVC double glazed window to the rear of the property.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

C

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