



3



2



1



E

Lilleker Rise, Arnold, Nottingham, NG5 8HS

DavidJames
the estate agent

£1,200 Per Calendar Month

About This Property



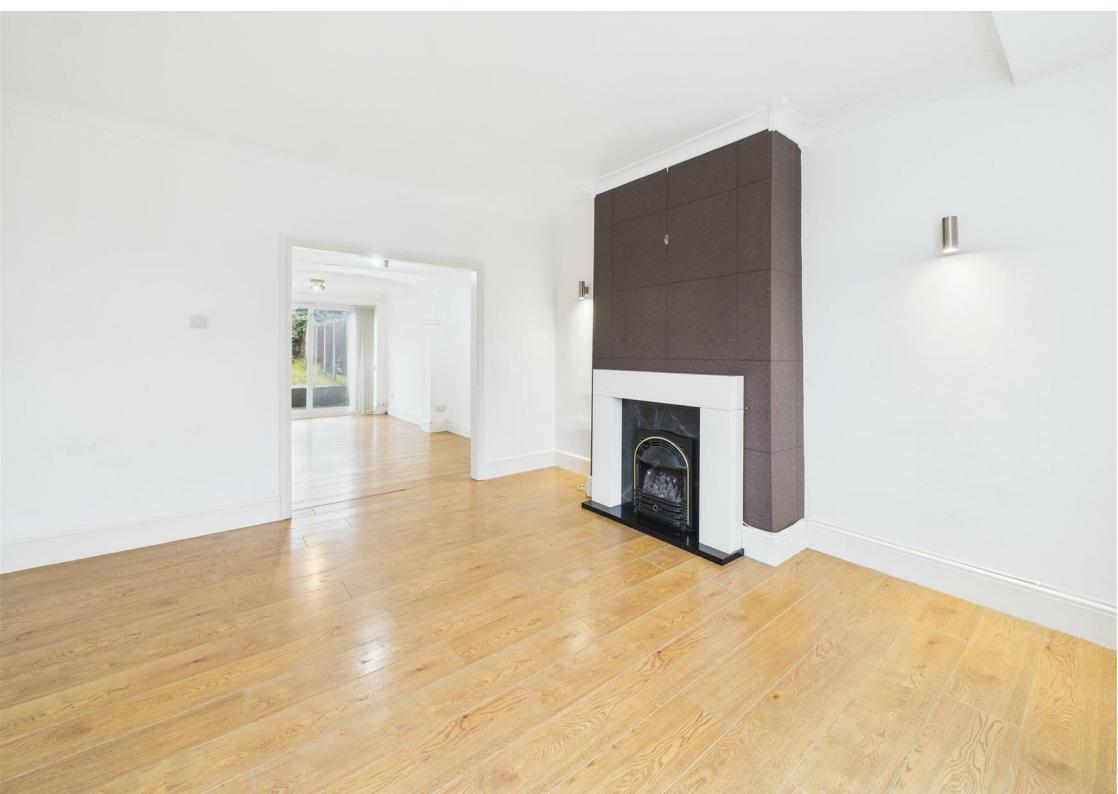
A well-presented three-bedroom semi-detached home ideally located in a popular area, offering comfortable and well-balanced accommodation perfect for families or professionals alike. The property is welcomed by an entrance hall leading into a bright living room with feature attractive fireplace, which flows seamlessly into a spacious dining room with sliding patio doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. The modern kitchen is fitted with white units, integrated cooking appliances and a useful storage cupboard. To the first floor are three bedrooms, complemented by a dressing room with built-in wardrobes, and a contemporary bathroom/WC fitted with a white suite and electric shower. Further benefits include gas central heating, majority double glazing, a driveway, carport and detached garage. Externally, the rear garden enjoys a patio area and a raised lawn, while the property is conveniently positioned close to a wide range of local amenities and frequent transport links.

TENANCY DETAILS

Available From: NOW
Tenancy Term: Minimum 6 months
Furnishing: Unfurnished
EPC Rating: E
Council Band: B
Pets: Not permitted

- Well-presented semi-detached house
- Three bedrooms plus dressing room with built-in wardrobes
- Bright living room with feature fireplace
- Spacious dining room with sliding patio doors
- Modern kitchen with integrated cooking appliances
- Contemporary bathroom/WC with electric shower
- Gas central heating
- Majority double glazing
- Driveway, carport and detached garage
- Rear garden with patio and raised lawn area



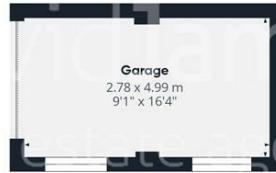




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

DavidJames
the estate agent

Approximate total area⁽¹⁾

87 m²
937 ft²

Reduced headroom

0.6 m²
7 ft²

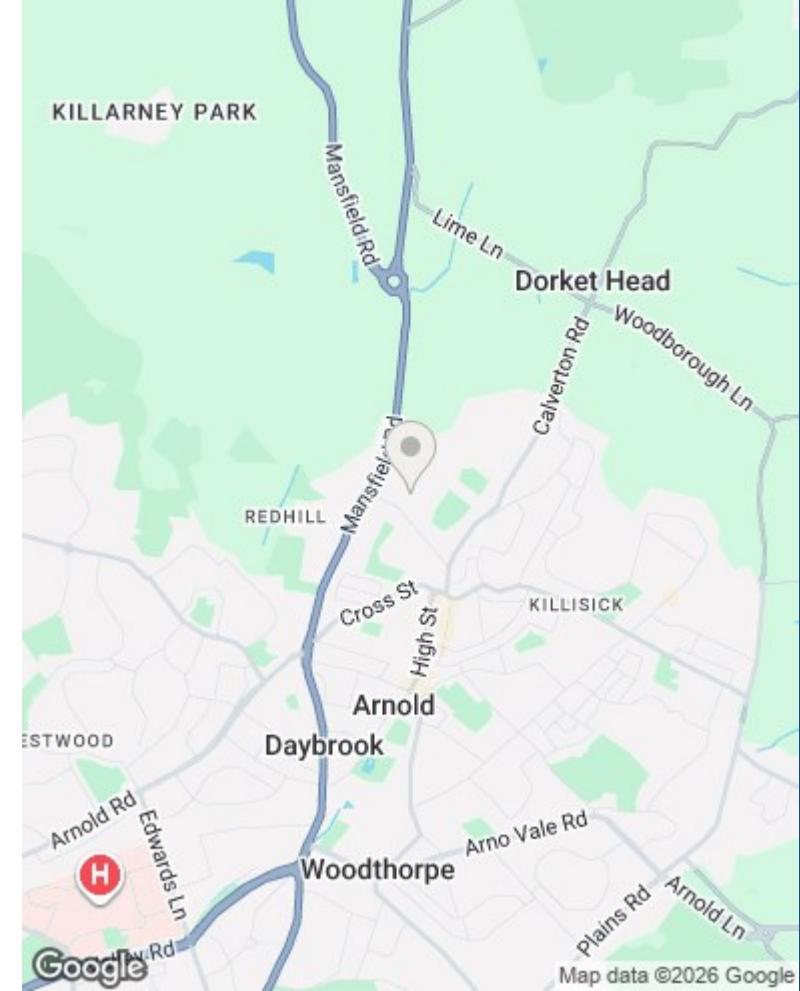
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

KILLARNEY PARK



Map data ©2026 Google

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Gedling Borough Council

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark

PROTECTED

 **The Property
Ombudsman**