



3



2



1



E

**DavidJames**  
the estate agent

**Lilleker Rise, Arnold, Nottingham, NG5 8HS**

**£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

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Approximate total area<sup>(1)</sup>

87 m<sup>2</sup>

937 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>

7 ft<sup>2</sup>

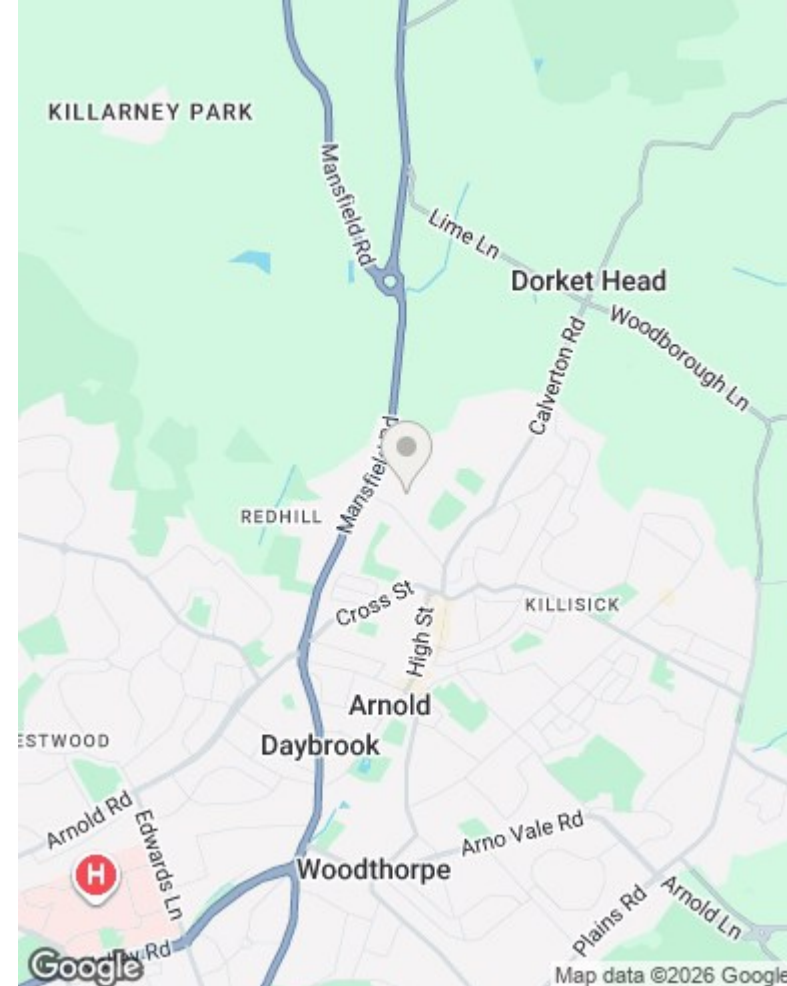
(1) Excluding balconies and terraces

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



**Council Tax Band: B**  
**Gedling Borough Council**

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**The Property Ombudsman**

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