



Wallace Street, Gotham



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**£240,000**

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- GARDEN CONSERVATORY
- EXTENDED PORCH
- CORNER PLOT POSITION
- SINGLE GARAGE TO REAR
- FREEHOLD
- EPC rating COMING SOON



Situated at the head of this highly convenient cul-de-sac, is this extended semi detached home which should make a great property for the young and growing family or professional couple seeking easy commuting towards Nottingham.

The property is nestled into a corner plot position within an additional side garden as well as a detached single garage.

Enter through the extended porch giving plenty of space to kick off the shoes and coats and into a generous front facing lounge which is sent around a living flame effect gas fire. The lounge is partially open plan to the dining room area which is adjacent to the kitchen all leads through UPVC double glazed door and full height window into a pleasant garden conservatory.

The conservatory is a brick and uPVC double glazed construction with wall up lights and power sockets and entrance door leading out into the garden.

The kitchen also faces the garden and has range of base, drawers and units with washing machine plumbing, built-in electric oven, four ring gas hob.



Upstairs there are three bedrooms (two double) with bedrooms one and two having built-in wardrobes. Bedroom three is a single size room and also has an over stairs storage cupboard whilst on the landing there is another cupboard with hanging rail and shelving. The loft houses the hot water cylinder

The family bathroom completes the accommodation this has a white suite with over bath Triton electric shower.

To the outside property set back from the road accessed along a path leading down to the extended front entrance porch. The property has lawned gardens to the front and rear with an additional lawned area at the side of the property which includes an enclosure suitable for a dog pen or storage area, as well as space for a garden shed.

Situated at the rear of the property access by the adjacent road is a single car driveway which leads to a brick built single garage with up and over Door.

Good to know; The property has UPVC double glazing throughout. Gas central heating powered by a Worcester conventional boiler located in the kitchen with hot water tank in the loft.

## PORCH

LOUNGE 4.39m x 3.28m (14'5" x 10'10")

DINING AREA 2.66m x 2.29m (8'8" x 7'6")

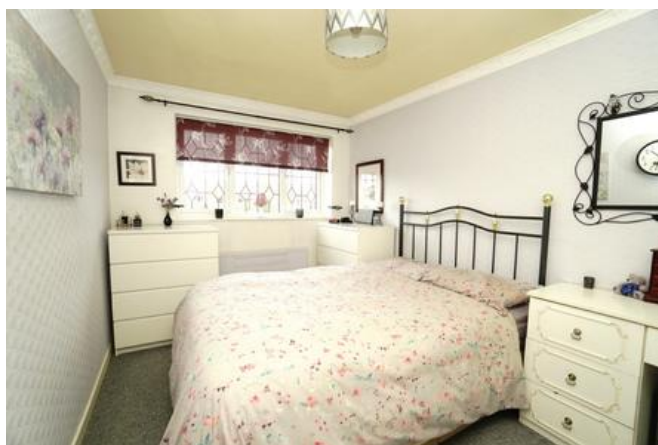
KITCHEN 2.66m x 2.21m (8'8" x 7'4")

BEDROOM ONE 3.44m x 2.6m (11'4" x 8'6")

BEDROOM TWO 2.58m x 2.6m (8'6" x 8'6")

BEDROOM THREE 2.42m x 1.9m (7'11" x 6'2")

BATHROOM 1.69m x 1.9m (5'6" x 6'2")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band B.

## DISCLAIMER

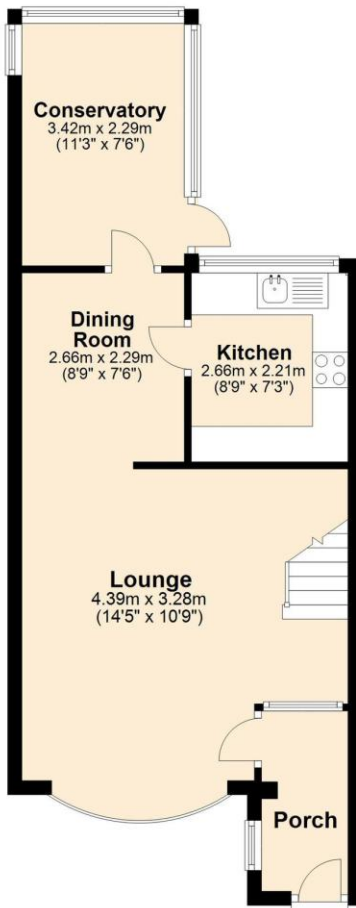
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## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

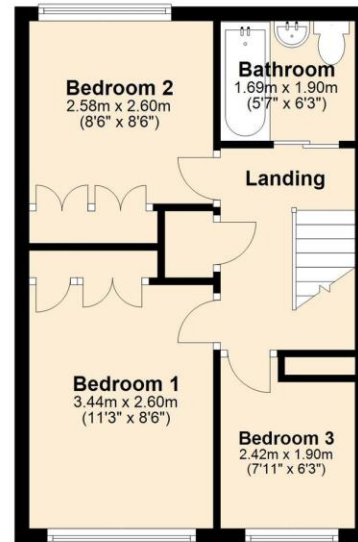
## Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 73.9 sq. metres (795.9 sq. feet)



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