



Lace Street,  
Dunkirk, Nottingham  
NG7 2JG

**£265,000 Freehold**



A traditional bay-fronted, three-bedroom, semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, The University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, investors and families.

In brief the internal accommodation comprises: entrance hall, dining room, lounge, kitchen, lean-to and a utility room to the ground floor, with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

To the front of the property there is a small low maintenance patio area with gated side access leading to the generous enclosed rear garden, which includes a patio, artificial lawn and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a versatile living space and chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door to the front, UPVC double glazed window to the side, stairs to the first floor, laminate flooring, radiator and doors to the kitchen, lounge, and dining room.

### Dining Room

10'1" x 9'10" (3.09m x 3.02m )

With laminate flooring, UPVC double glazed bay window to the front, built in wardrobes, and radiator.

### Lounge

13'5" x 10'10" (4.09m x 3.32m )

With laminate flooring, radiator, gas fire, UPVC double glazed door with flanking windows to the rear.

### Kitchen

9'11" x 7'4" (3.03m x 2.25m )

With a range of wall, base and drawer units in white, work surfaces, one and half bowl sink with drainer and mixer tap, space for a cooker and fridge, tiled flooring and splashbacks, spotlights to ceiling, radiator, UPVC double glazed window to the side, useful pantry, and door to the lean-to.

### Lean-To

With a window to the side, door to the garden and door to the utility/outhouse.

### Utility/Outhouse

Space and plumbing for a washing machine and a wall mounted 'Worcester' combination boiler.

### First Floor Landing

UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

### Bedroom One

12'2" x 10'11" (3.71m x 3.35m )

With laminate flooring, UPVC double glazed bay window to the front, built in wardrobes, and radiator.

### Bedroom Two

11'3" x 10'0" (3.45m x 3.05m )

With laminate flooring, built in wardrobes, UPVC double glazed window to the rear, radiator and feature fire place.

### Bedroom Three

8'7" x 7'5" (2.62m x 2.28m )

With laminate flooring, UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising: shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, spotlights to ceiling, wall mounted heated towel rail, two UPVC double glazed windows to the side and extractor fan.

### Outside

To the front of the property there is a small low maintenance patio area with gated side access leading to the generous enclosed rear garden, which includes a patio, artificial lawn and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

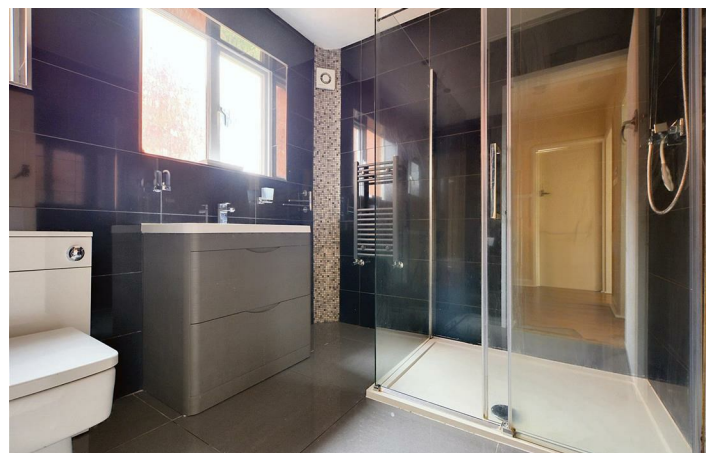
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

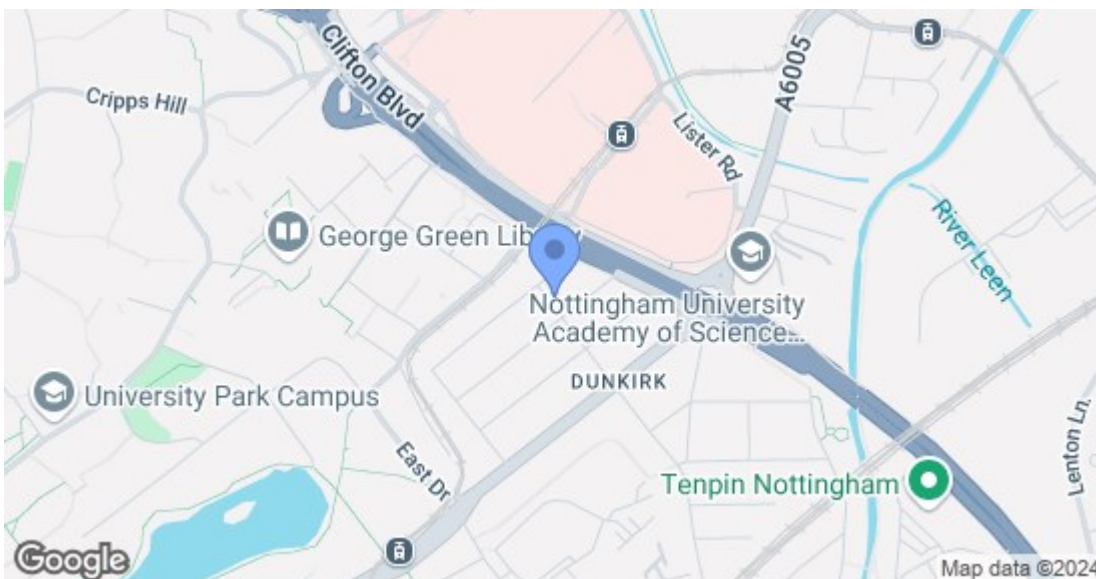
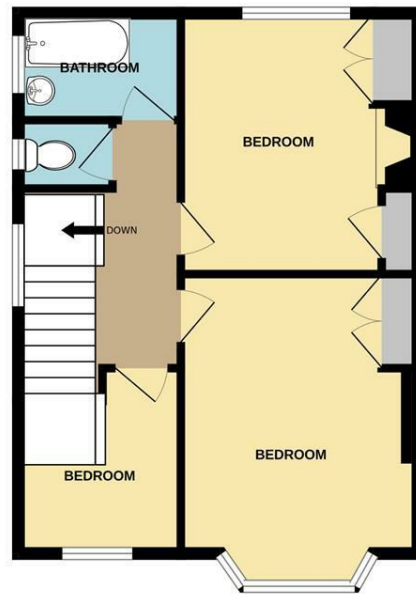
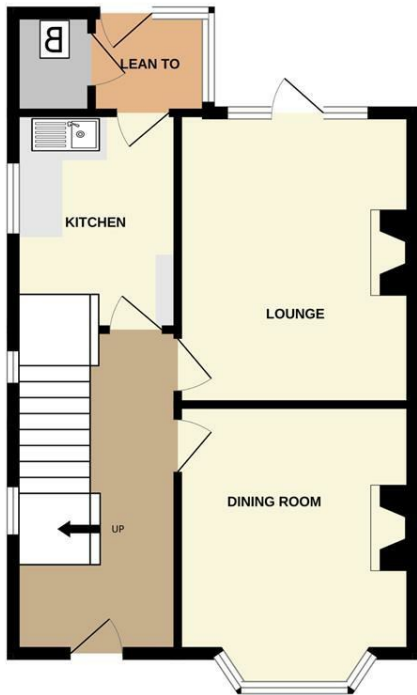
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.