

# 11 Grampian Drive

Arnold  
Nottingham  
NG5 9PR

**Guide Price £280,000 - £290,000**



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0115 841 1155



- Three-bedroom detached home
- Two reception rooms
- Utility area and integral garage
- Family bathroom and downstairs shower room
- Positioned on a large corner plot
- Off street parking
- Extension done by the current owner
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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## Key Features

This well-presented three-bedroom property is located on a generous corner plot and offers a wealth of features, including off-street parking, a single garage, and an extension completed by the current owner.

The property is accessed via a porch, which leads to the front door. Upon entering, you are greeted by a hallway with stairs leading to the first floor. Doors from the hallway open into the lounge and kitchen at the rear of the property.

The spacious lounge boasts a window to the front elevation, offering views of the front garden. It is also equipped with a gas fireplace with a stone surround and a door leading to the dining area. The dining area has sliding doors that open onto the rear garden, as well as a door leading through to the kitchen.

The kitchen is fitted with shaker-style wall and base units, integrated appliances, and a tiled splashback. A window overlooks the rear garden, and there is also a door leading to the utility area.

The utility area features wall-mounted units, space for a washer/dryer, a storage cupboard, a downstairs shower room, and doors leading to both the rear garden and the integral garage.

On the first floor, there are doors leading to three bedrooms and a family bathroom. The bathroom is fully tiled and features a three-piece suite.

To the front of the property, a driveway provides off-street parking and leads to both the garage and the front door. There is also side access to the rear garden.

The rear garden comprises a patio area, with the remainder laid to lawn, offering a pleasant outdoor space for relaxation and entertainment.





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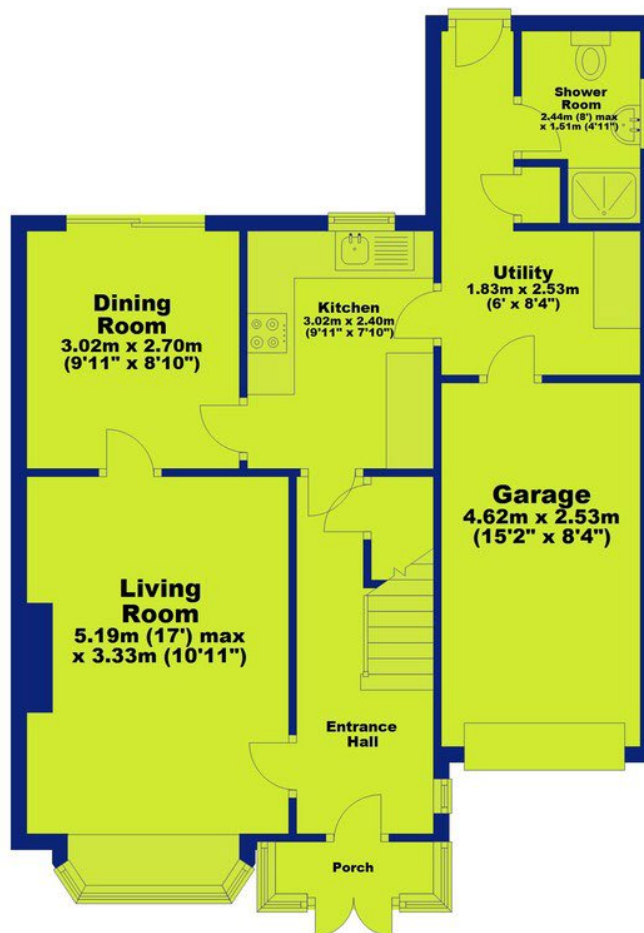
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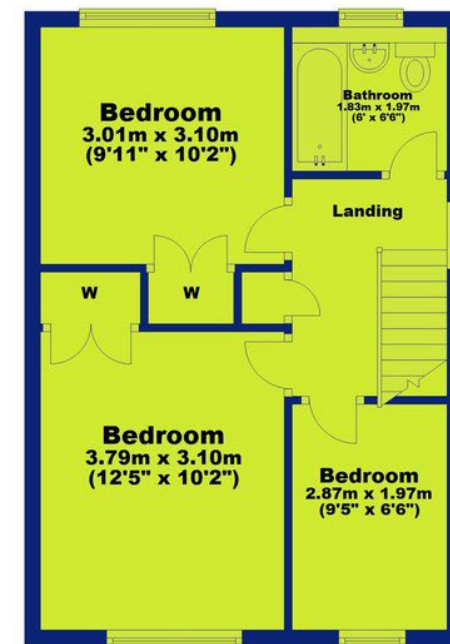
### Ground Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



### First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



**Total area: approx. 105.8 sq. metres (1138.8 sq. feet)**



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## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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