



GRANT'S
OF DERBYSHIRE

Parkside Drive, Nottingham NG16 5PY
Offers Around £115,000

Grants of Derbyshire are pleased to offer For Sale this two bedroom property, located in the historic Butterley Lodge. This characterful property is close to Derbyshire's countryside, and is set over three storeys. The property briefly comprises: kitchen, dining room, living room, bathroom, a double bedroom, a second bedroom and a bathroom. Externally to the front is gravelled off street parking. Viewing highly recommended. Video tour available!

Ground floor

Dining room 12'5" x 13'7" (3.80 x 4.15)

As you enter the property, you are welcomed by a bright and spacious dining room. Large windows let in plenty of natural light, creating a warm and inviting atmosphere. There is ample space for a large dining table and chairs.

Kitchen 12'4" x 6'11" (3.77 x 2.13)

This stylish kitchen features a range of modern base and drawer units, providing ample storage space for all your essentials. With wooden worktop over and stainless steel sink with mixer tap, and space for a washing machine and dishwasher.

First floor

Stairs from the dining room lead up to the first floor.

Living room 12'4" x 15'11" (3.76 x 4.87)

On the first floor, you'll find a cosy living room with a warm and inviting feel. Exposed wooden beams add character, giving the space a charming, rustic touch. There is plenty of natural light from the large window seat above the stairs. There is a useful under-stairs storage and a doorway leading to the

Bathroom 12'5" x 4'4" (3.79 x 1.34)

This bathroom is fitted with a three piece suite consisting of panelled bath with shower over, pedestal wash hand basin and dual flush WC.

Second floor

From the living room are stairs leading up to the second floor.

Bedroom one 12'5" x 7'1" (3.79 x 2.18)

This charming double bedroom has a warm and inviting feel. The exposed wooden beams add character, giving the space a cosy and rustic touch.

Bedroom two 12'4" x 9'9" (3.77 x 2.99)

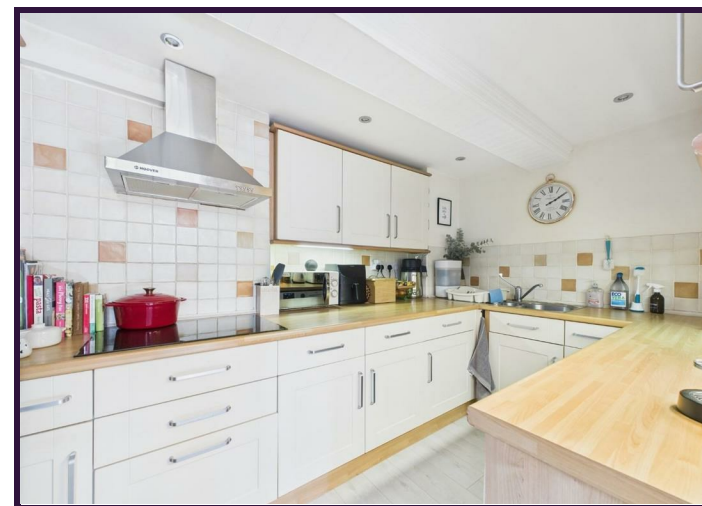
This room also has character with two front aspect windows and exposed wooden beams. This would make a lovely second bedroom or even home office.

Outside/parking

To the front of the property is private allocated parking.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1532 per annum.





Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

