



14 Lamcote Grove, The Meadows, Nottingham, NG2 2GY

Asking Price £200,000

- Refurbished Three Bedroom House
- Spacious Throughout
- Newly Fitted Modern Kitchen
- Rear Courtyard
- Three Storeys
- Lounge and Dining Room
- Modern Bathroom
- No Upward Chain

14 Lamcote Grove, Nottingham NG2 2GY

Refurbished Three Bedroom Three Storey House in sought after location. Large Lounge and Dining Room. Newly fitted Kitchen. Modern Bathroom. Two Double Bedrooms on the first floor and a Large Master Bedroom on the Top Floor. Gas Combination Boiler. Rear Courtyard.



3



1



2



D

Council Tax Band: A



DINING ROOM

11'2" x 10'11"

Feature fireplace. Laminate wood effect flooring. Composite front door. Double glazed window to the front elevation. Door to the Lounge.

LOUNGE

11'2" x 15'0"

Laminate wood effect flooring. Under stairs cupboard. Double glazed window to the rear. Stairs to the first floor landing. Door to the Kitchen. Radiator.

KITCHEN

14'1" x 6'1"

A range of modern base and wall units with integrated electric oven. Wood effect work surfaces with inset sink unit and electric hob. Wall mounted gas combination boiler. Tile effect laminate flooring. Double glazed window to the side. Door to the courtyard and the bathroom.

BATHROOM

Panelled bath with mains shower. Low level flush toilet. Pedestal wash hand basin. Double glazed window to the side elevation. Chrome towel radiator.

FIRST FLOOR LANDING

Doors to Bedrooms Two and Three. Stairs to the second floor.

BEDROOM TWO

11'3" x 12'1"

Radiator. Double glazed window to the rear.

BEDROOM THREE

11'2" x 11'1"

Double glazed window to the front. Radiator.

SECOND FLOOR MASTER BEDROOM

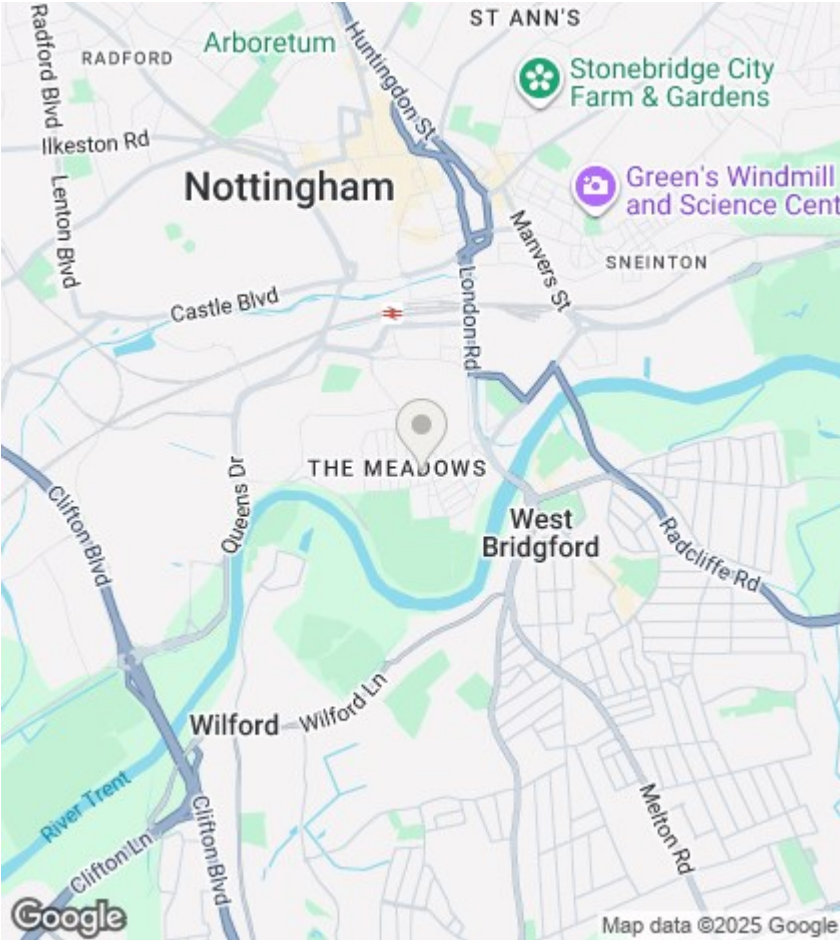
18'3" x 12'1"

Dormer window to the front elevation. Radiator.

EXTERIOR







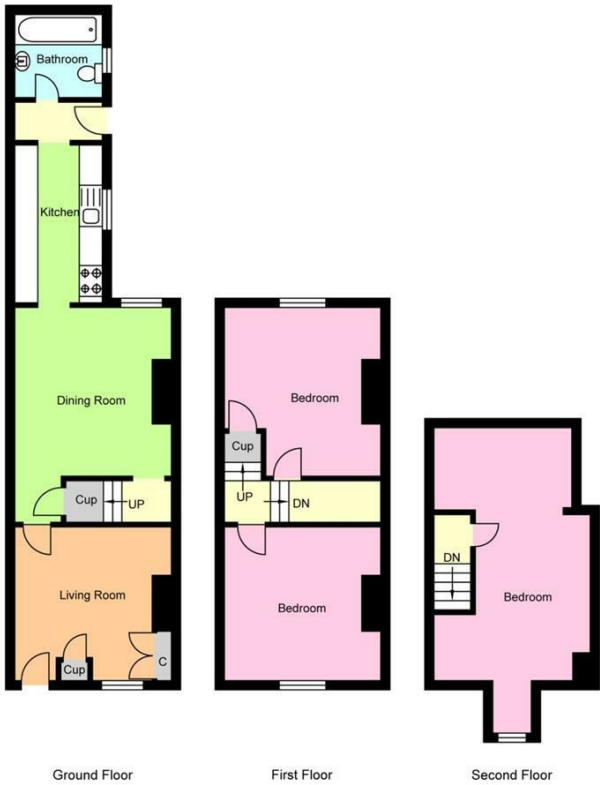
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Floor Area 85.92 sq. m. (924.83 sq. ft.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser