



**363 Spring Lane, Mapperley – NG3 5RR**

Guide Price **£635,000**

**DavidJames**  
the estate agent



## 363 Spring Lane

Mapperley, Nottingham

GUIDE PRICE £635,000 – £675,000. This immaculately-presented and extended five bedroom detached family home offers spacious living and a versatile layout in a highly sought after Mapperley location!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculately-presented detached and extended family home
- Five first floor bedrooms (main bedroom with en-suite) and a home office/study
- Two versatile reception rooms
- Contemporary open plan dining kitchen with modern appliances
- Utility room with separate WC for added convenience
- Stylish modern family bathroom
- Large driveway with ample parking and two separate garages
- Beautifully landscaped southerly-facing rear garden
- Desirable Mapperley location within easy reach of excellent amenities
- Ideal home for families looking for space and comfort









Floor 0

Approximate total area<sup>(1)</sup>

203.06 m<sup>2</sup>

2185.72 ft<sup>2</sup>

Reduced headroom

1.22 m<sup>2</sup>

13.15 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

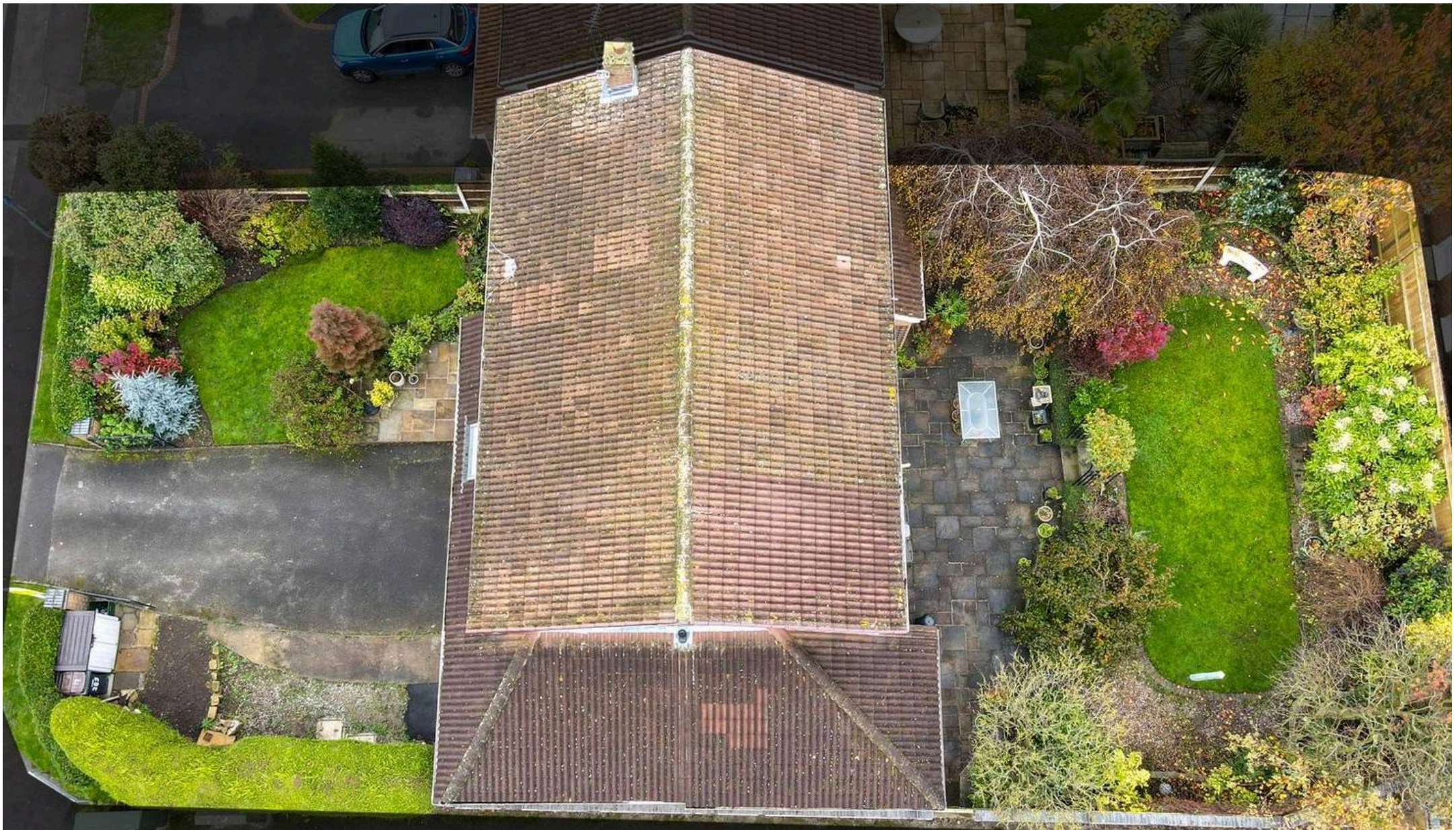
Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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