



**66, Plains Road, Nottingham – NG3 5LE**

Guide Price **£400,000**





## 66, Plains Road

Nottingham, Nottingham

Traditional 3 bed detached home just a short walk from Mapperley's vibrant amenities! Offering versatile living spaces including 2 reception rooms, large established garden, garage and a driveway!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached family home
- Sought-after location within walking distance of Mapperley's vibrant amenities
- Bright and spacious lounge with a feature stove-style gas burner
- Separate dining room with a feature bay window and fireplace
- Contemporary kitchen with integrated appliances
- Downstairs WC and utility room provide additional convenience for busy households
- Three bedrooms (including two generous double bedrooms)
- Stylish family bathroom with a four-piece suite (including a separate shower cubicle)
- Mature and southerly-facing cottage-style rear garden with established planting and trees
- Driveway parking and a garage with power for added practicality











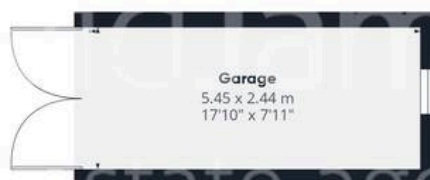




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

114.9 m<sup>2</sup>

1238 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

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