



**Nethermere Lane, Nottingham NG8 6FA**

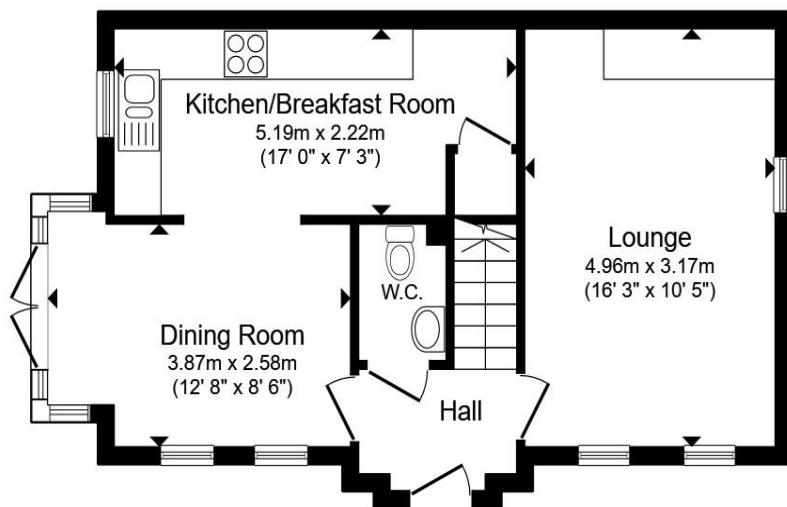


**welcome to**

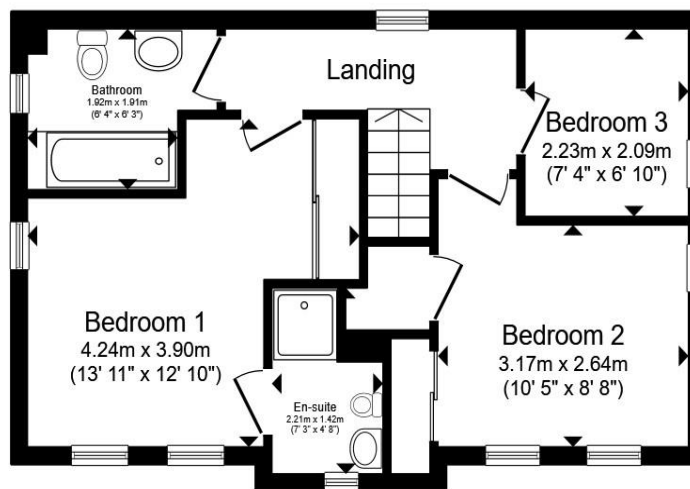
**Nethermere Lane, Nottingham**

**\*\*IDEAL FAMILY HOME\*\*** WELL-PRESENTED THREE BEDROOM home located on Nethermere Lane with OFF-STREET PARKING VIA DRIVEWAY & GARAGE and LANDSCAPED ENCLOSED REAR GARDEN. Boasting TWO RECEPTION ROOMS, DOWNSTAIRS WC and ENSUITE TO PRINCIPLE BEDROOM.





**Ground Floor**



**First Floor**

### Living Room

16' 3" MAX x 10' 5" MAX ( 4.95m MAX x 3.17m MAX )

### Dining Room

12' 8" MAX x 8' 6" MAX ( 3.86m MAX x 2.59m MAX )

### Kitchen

17' MAX x 7' 3" MAX ( 5.18m MAX x 2.21m MAX )

### Bedroom One

13' 11" MAX x 12' 10" MAX ( 4.24m MAX x 3.91m MAX )

### Bedroom Two

10' 5" MAX x 8' 8" MAX ( 3.17m MAX x 2.64m MAX )

### Bedroom Three

7' 4" MAX x 6' 10" MAX ( 2.24m MAX x 2.08m MAX )

Total floor area 87.4 m<sup>2</sup> (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Nethermere Lane, Nottingham

- Council Tax Band: C
- THREE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC, ENSUITE TO PRINCIPLE BEDROOM & THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING VIA SHARED ACCESS DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£330,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS119826](http://williamhbrown.co.uk/Property/NVS119826)



Property Ref:  
NVS119826 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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