



## 362 Spring Lane, Mapperley, Nottingham, NG3 5RQ

**Price Guide £340,000**

- Guide Price £340,000 - £365,000 - Spacious Three Bedroom House
- Extended
- Utility Room
- First Floor Shower Room
- Driveway and Enclosed Store
- Great Countryside Views to the Rear
- Lounge, Dining Room and Sun Room
- Well Presented Throughout
- Gardens to the Front and Rear
- Solar Panels

# 362 Spring Lane, Nottingham NG3 5RQ

Guide Price £340,000 - £365,000 - Spacious Three Bedroom Semi Detached House situated on Spring Lane with great countryside views to the rear. Solar Panels. Lounge and Dining Room. Extension to the rear elevation. Utility Room. Three Good Size Bedrooms and a first floor shower room. Gardens to the front and rear. Driveway and Enclosed Store.



Council Tax Band:



Porch  
Door to the Entrance Hall.

Entrance Hall  
Doors to the Lounge and Kitchen. Under stairs cupboard. Radiator. Stairs to the first floor. Underfloor heating.

Lounge  
11'0 x 11'0  
French doors opening into the Sun Room. Opens into the Dining Room. Radiator. Wood effect flooring.

Dining Room  
11'2 x 11'0  
Bay window to the front elevation. Wood effect flooring. Radiator.

Sun Room  
10'1 x 9'1  
Two roof windows. Door to the garden. Underfloor heating.

Breakfast Kitchen  
18'8 x 5'10  
Tiled flooring. Breakfast bar area. Roof window. A range of cupboards. Extractor. Sink unit. Radiator. Door to the Utility Room. Underfloor heating.

Utility Room  
Glazed door to the rear. Belfast sink unit. Plumbing for a washing machine. Door to the store.

Store  
Door to the front and rear.

First Floor Landing  
Doors to all bedrooms and the shower room. Window to the side elevation.

Master Bedroom  
12'0 x 11'0  
Wood flooring. Radiator. Window to the rear.

Bedroom  
10'10 x 9'6  
Bay window to the front elevation. Radiator.

Bedroom  
8'2 x 7'6  
Radiator. Window to the front.

Shower Room  
8'6 x 5'3  
Double shower cubicle. Extractor. Wall mounted gas boiler. Low level flush toilet. Chrome towel radiator. Sink unit. Underfloor heating.

Exterior  
Garden and driveway to the front. Large rear gardens to the rear with amazing countryside views.

Views

Solar Panels  
The solar panels are owned outright by the vendors. Any benefits from these go directly to the vendors and will pass on to any new owner.



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## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approximate Floor Area - 1125 Sq.ft. (104.49 sq.m.)

