



OFFERS OVER

£220,000

Flatts Lane

Nottingham, NG14 6LA

PROPERTY SUMMARY

A spacious and extended semi-detached house situated in a popular village location, close to local shops, amenities, and Colonel Frank Seely Academy. Originally renovated in 2006 with certified structural works to convert the external walls to cavity brick, the property has been well maintained and offers flexible family living.

On the ground floor, there is a full-width kitchen with a utility area, flowing seamlessly into a centrally heated conservatory that overlooks the rear garden. The lounge and separate dining room provide generous living space, while a downstairs bathroom features both a bath and a separate shower cubicle, offering practicality for family life.

Upstairs, there are three comfortable bedrooms, along with an additional toilet, providing plenty of space for a growing family or guests.

Externally, the property benefits from a gated gravel driveway to the front with further access to the rear, plus a large enclosed lawned garden and full-width patio area—ideal for outdoor entertaining or relaxing in privacy. This property combines spacious, practical interiors with a convenient location, making it an excellent opportunity for families seeking a ready-to-enjoy home.

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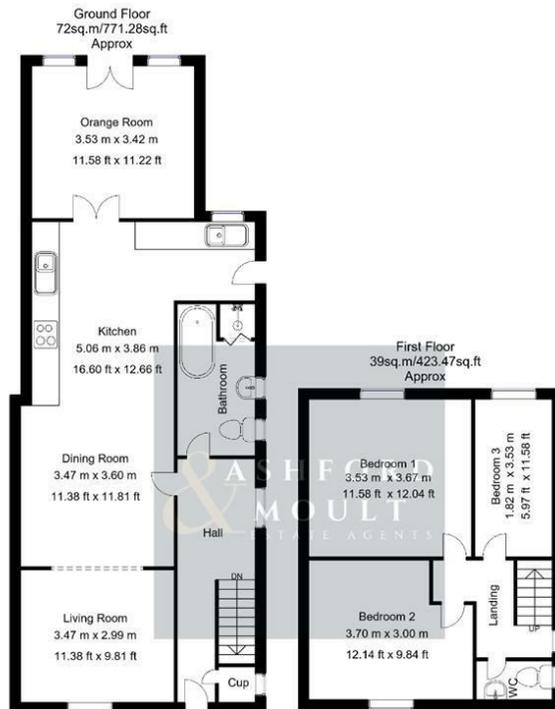




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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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