



## Bendigo Lane, Nottingham

£230,000 Freehold

Semi-Detached Home • Three Bedrooms • Bay Fronted Living Room • Modern Fitted Kitchen • Contemporary Three Piece Bathroom Suite • Private Rear Garden • Well-Presented Throughout • Driveway & Garage • Popular Location • Must Be Viewed



GUIDE PRICE £230,000 – £240,000

IDEAL FOR FIRST TIME BUYERS...

**This well-presented semi-detached home would make an ideal purchase for a first-time buyer looking to move straight in.** Occupying a convenient location close to the city centre, the property benefits from easy access to local shops, great schools, and a range of transport links. The ground floor comprises a bay-fronted reception room, alongside a modern fitted kitchen offering contemporary units and ample storage. To the first floor are three well-proportioned bedrooms, serviced by a stylish three-piece bathroom suite. Outside, the property enjoys a driveway and garage to the front, providing off-street parking, while to the rear is a private garden featuring a lawn.

MUST BE VIEWED

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## GROUND FLOOR

### Entrance Hall

3' 5" x 7' 9" (1.05m x 2.36m)

The entrance hall has wood-effect flooring, a recessed spotlight and a UPVC single door providing access into the accommodation.

### Living Room

15' 6" x 15' 8" (4.73m x 4.77m)

The living room has wood-effect flooring, two radiators, a TV point, a panelled feature wall, recessed spotlights, a UPVC double glazed bay window to the front elevation and carpeted stairs.

### Kitchen

14' 7" x 8' 0" (4.44m x 2.44m)

The kitchen has vinyl flooring, a range of fitted base and wall units with wood effect countertops, a ceramic sink with a drainer and stainless steel mixer taps, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, space for a dining table, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the garden.

## FIRST FLOOR

### Landing

6' 3" x 7' 5" (1.90m x 2.25m)

The landing has carpeted flooring, recessed spotlights, access into the loft, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

8' 2" x 10' 10" (2.48m x 3.29m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

11' 7" x 8' 1" (3.53m x 2.47m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bedroom Three

6' 6" x 6' 2" (1.97m x 1.88m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bathroom

8' 0" x 6' 2" (2.45m x 1.88m)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with a stainless steel mixer tap, a fitted bath with a mains-fed over the head rainfall shower, hand-held shower and glass shower screen, partially tiled walls, recessed spotlights, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

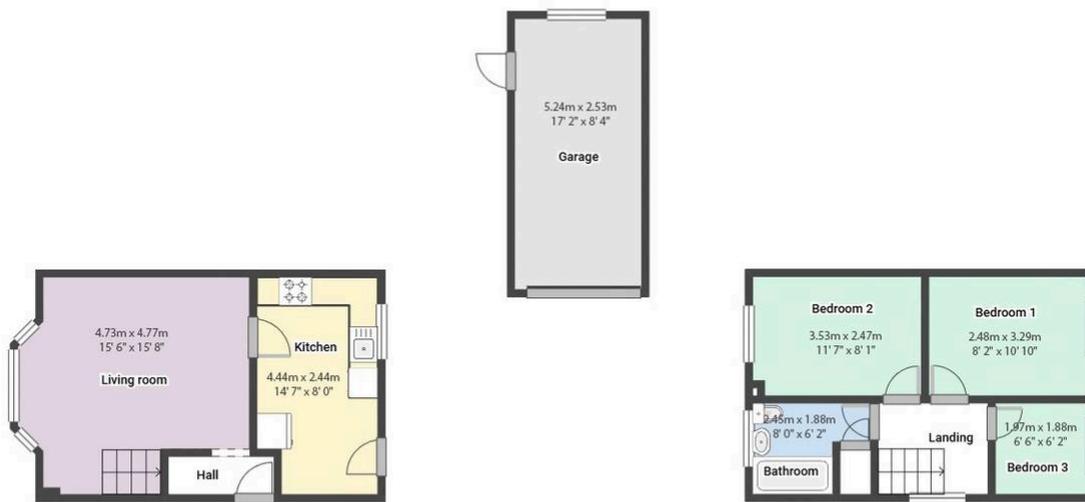
### Garage

17' 2" x 8' 4" (5.24m x 2.53m)

The garage has carpeted flooring, electrical points, lighting, a UPVC double-glazed window to the rear elevation, a UPVC single door to side elevation and an up and over garage door.

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**This floorplan is for illustrative purposes only.**

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