



40 Spinningdale, Arnold, NG5 8QT

£180,000



Marriotts



# 40 Spinningdale Arnold, NG5 8QT

- Georgian style mid town house
- Lounge with electric fire
- Garage & low maintenance gardens
- Two bedrooms
- Modern Howdens kitchen
- NO UPWARD CHAIN

**GREAT FIRST TIME BUY!!** Freshly decorated and newly carpeted two-bedroomed townhouse on the popular leafy Spinningdale, just off Howbeck Road and Gleneagles Drive. The property has low-maintenance gardens, a detached garage with light, power and a new roof in 2025, a recently fitted Howdens kitchen with optional appliances! Both bedrooms are a great size, and the bathroom has a white suite with an electric shower. New metal RCD board fitted January 2026, and the annually serviced Baxi combination gas boiler is located in the boarded loft (last serviced January 2026). For sale with **NO UPWARD CHAIN!!**



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## Entrance Hall

With UPVC double-glazed entrance door, cupboard housing the recently installed RCD board, and both gas and electric smart meters, radiator, stairs to the first floor landing and glazed panel door through to the living room.

## Living Room

Marble fireplace and hearth with decorative wooden surround and coal-effect electric fire. Wood laminate flooring, radiator, UPVC double-glazed front window and glazed panel door through to the kitchen diner.

## Kitchen Diner

A range of refurbished wall and base units with grey marble effect worktops and an inset one-and-a-half bowl composite sink unit and a drainer in cream. Separate fitted tall cupboard, grey wood effect floor covering, radiator, UPVC double-glazed window and double doors leading out to the rear garden.

## First Floor Landing

Airing cupboard and loft access.

## Bedroom 1

Built-in double wardrobe, UPVC double-glazed front window and radiator.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bathroom

Consisting of a bath with a glass screen, electric shower and full-height tiled surround, dual flush toilet, wash basin with vanity base cupboard, ladder-style towel rail and UPVC double-glazed rear window.

## Outside

To the front is a gravelled garden, with a central path leading to the front door and bedding areas. To the rear, the garden is mostly paved with raised brick, planted to one side with artificial grass and mature shrubs. Side door leads to the concrete sectional garage, with light, power and up-and-over door. The garden is enclosed with a mixture of concrete plinth and wooden fence panelled perimeter, with rear gated access to a communal parking area.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: loft

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent







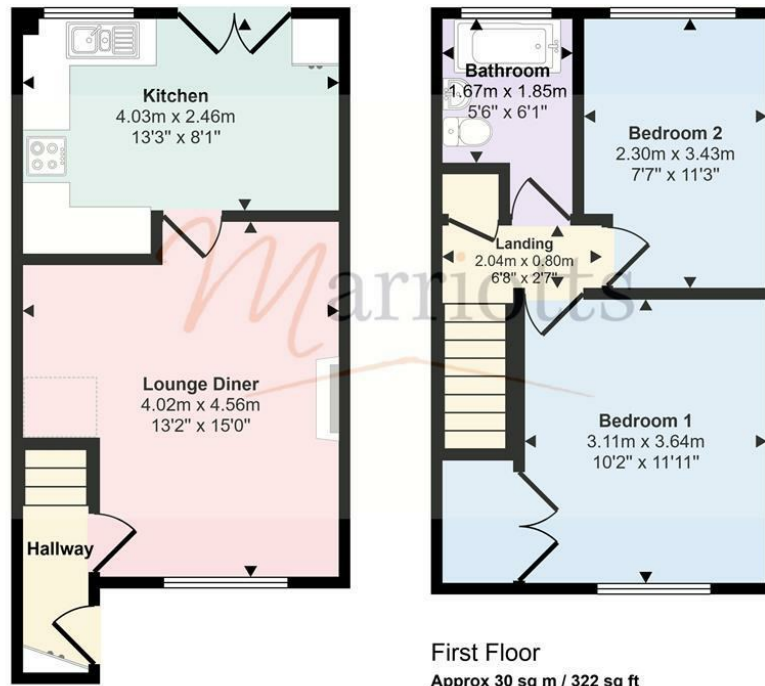
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stepped front  
access  
OTHER INFORMATION: Some photo's are virtually  
staged





SPRINGFIELD  
← SPRINGFIELD  
SPRINGFIELD →

Approx Gross Internal Area  
60 sq m / 644 sq ft

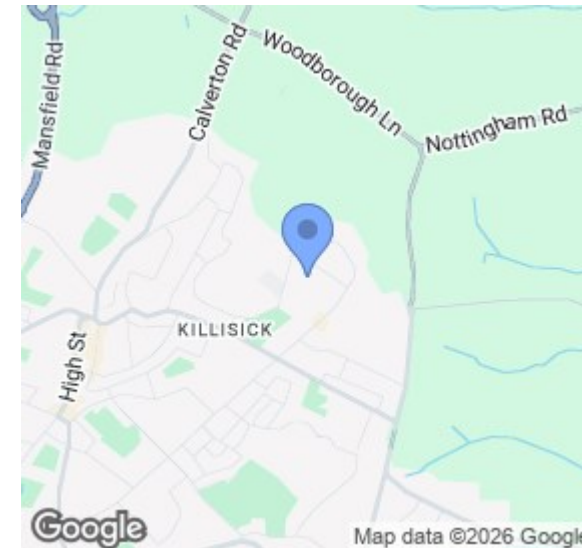


Ground Floor  
Approx 30 sq m / 322 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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