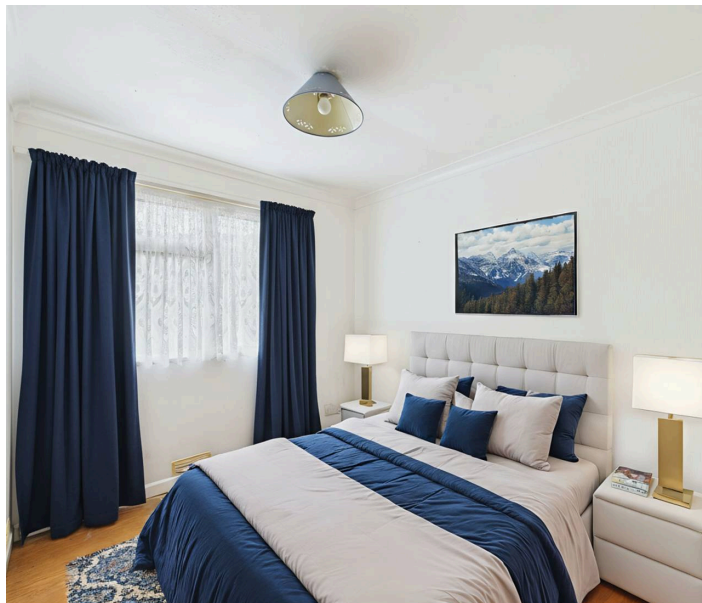




## 2 Lewis Way Killarney Park, Nottingham – NG6 8LN

Guide Price £80,000

DavidJames  
the estate agent



## 2 Lewis Way Killarney Park

Nottingham

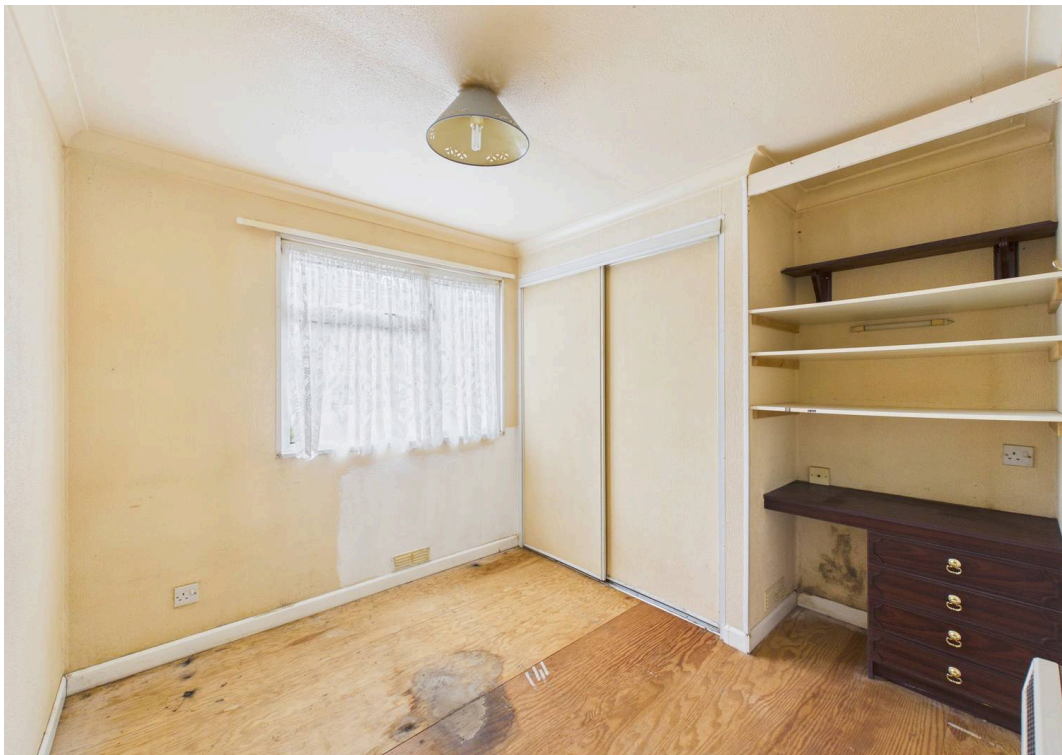
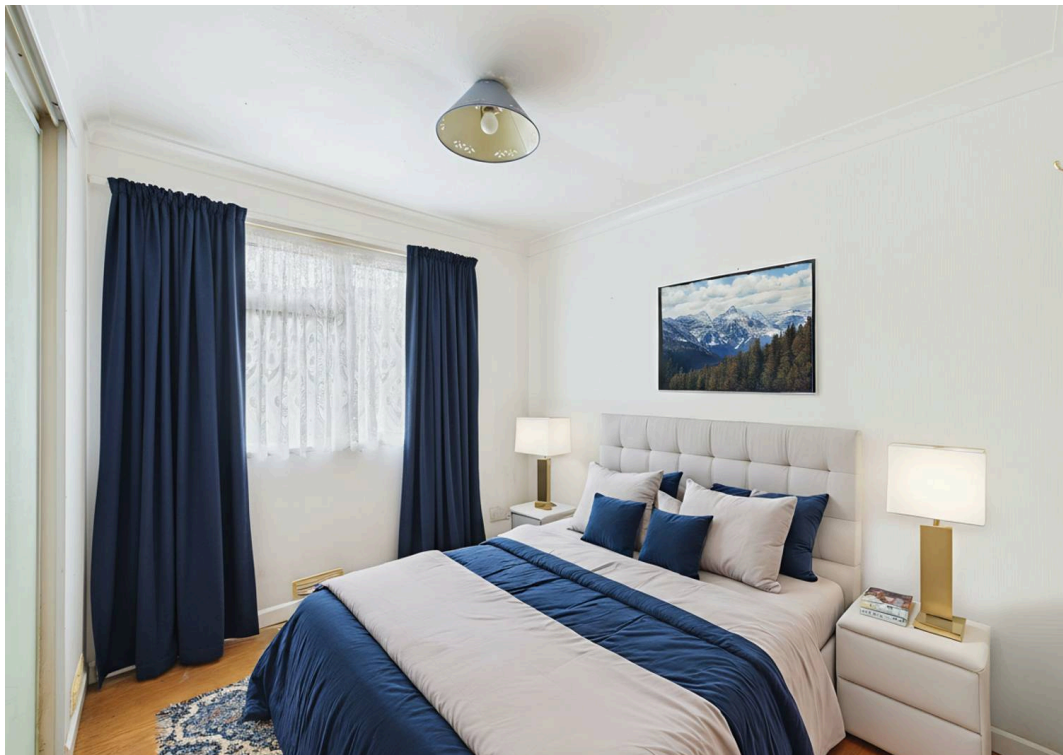
Peaceful park home with stunning views, bright and spacious lounge with French doors, dining kitchen alongside two beds and driveway. Chain free and full of potential!

Council Tax band: A

Tenure: Non-Traditional Tenure

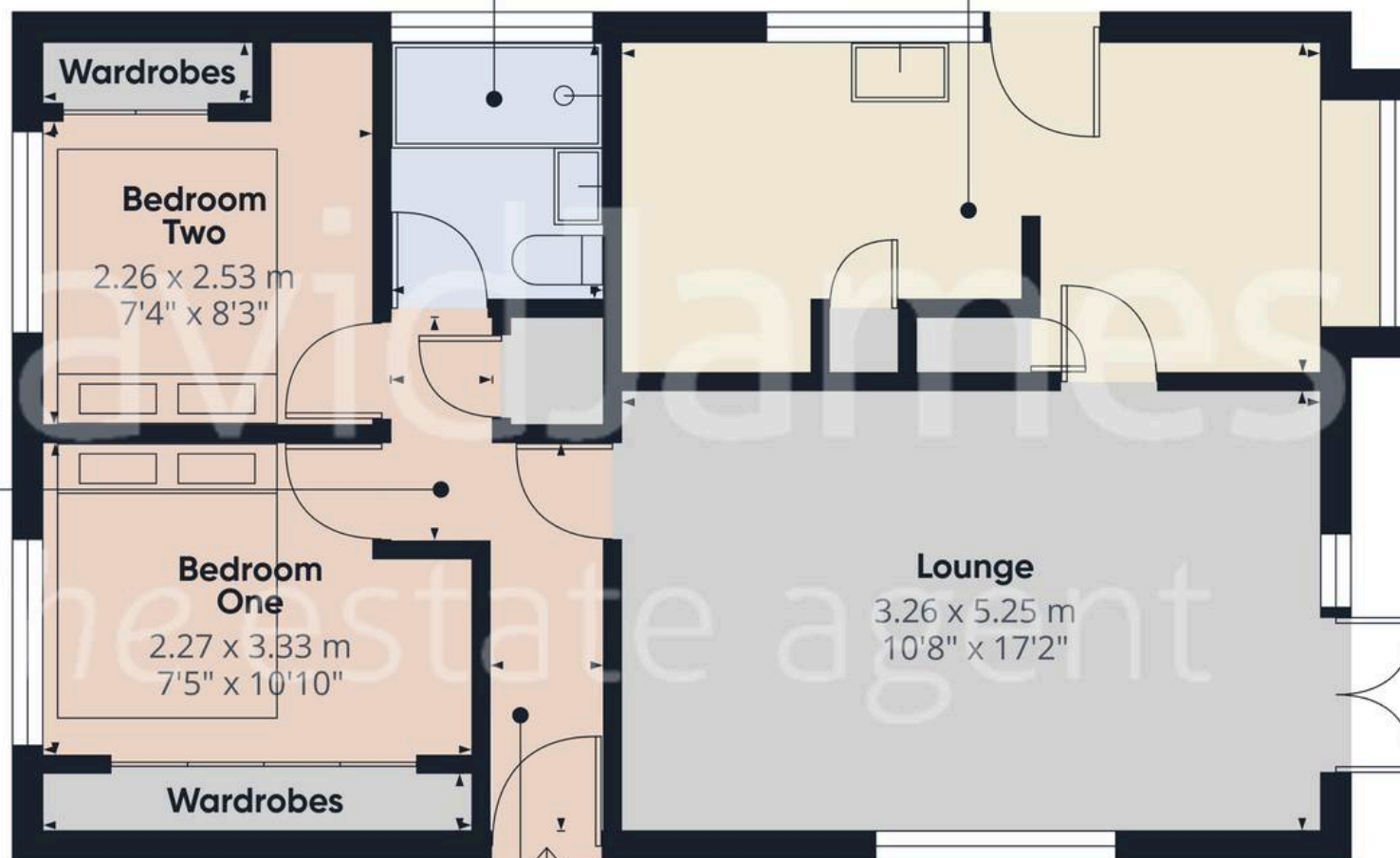
- Park home with breathtaking far-reaching views
- Set within the peaceful Sandy Oaks development (formerly known as Killarney Park)
- Exclusively available to the over 45's
- Chain free home perfect for those seeking single storey living
- Offering excellent potential for modernisation and personalisation
- Good-sized lounge with feature French doors and spectacular views beyond
- Spacious dining kitchen with fitted kitchen and delightful bay window
- Two double bedrooms both featuring sliding door wardrobes
- Three-piece shower room fitted with a walk-in shower enclosure
- Low maintenance wrap-around gardens with rear patio





**Shower Room**  
2.02 x 1.67 m  
6'7" x 5'5"

**Dining Kitchen**  
2.56 x 5.24 m  
8'4" x 17'2"



**Entrance Hallway**  
2.87 x 0.89 m  
9'5" x 2'11"

**Inner Hallway**  
1.67 x 0.79 m  
5'5" x 2'7"

**Wardrobes**

**Bedroom Two**

2.26 x 2.53 m  
7'4" x 8'3"

**Bedroom One**

2.27 x 3.33 m  
7'5" x 10'10"

**Wardrobes**

**Lounge**

3.26 x 5.25 m  
10'8" x 17'2"

**Approximate total area<sup>(1)</sup>**

54.8 m<sup>2</sup>  
589 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.