



Ladycroft Avenue  
Hucknall Nottingham



# Ladycroft Avenue Hucknall Nottingham NG15 7FJ

for sale offers over  
**£180,000**



## Property Description

This well-presented three-bedroom bay fronted mid-terrace home on Ladycroft Avenue offers spacious and versatile living across two floors - ideal for families, first-time buyers, or investors.

The ground floor features two generous reception rooms, providing flexible space for both living and dining. The fitted kitchen leads to a convenient downstairs bathroom, while the upstairs benefits from a separate WC, adding to the practicality of the layout.

Upstairs, you'll find three well-proportioned bedrooms, each with ample natural light. To the rear, the property boasts a beautiful garden, perfect for relaxation.

Located close to local amenities, schools, and transport links, this is a fantastic opportunity to acquire a comfortable and well-located family home. Viewing highly recommended.

## Lounge

13' 11" Max x 12' 3" ( 4.24m Max x 3.73m )

Accessed via composite door leading into the lounge where there is a double glazed bay window to the front elevation, a radiator and gas fireplace.

## Dining Room

12' 3" x 12' 6" ( 3.73m x 3.81m )

Having a radiator, double glazed french doors to the rear elevation, understairs storage and door to the kitchen.

## Kitchen

15' 2" Max x 16' 10" Max ( 4.62m Max x 5.13m Max )

Having wall and base units with work surfaces over, space for gas cooker, inset sink, double glazed window to the side, door to the side, space for fridge, a radiator and plumbing for washing machine.

## Downstairs Bathroom

Having a bath with mains fed shower over, pedestal wash hand basin, low level W.C, double glazed obscured window to the rear and a radiator.



## First Floor Landing

Having a radiator and loft access.

## Bedroom One

.12' 5" x 12' 2" ( 3.78m x 3.71m )

Having window to the front elevation and a radiator.

## Bedroom Two

10' 1" x 8' 3" Plus recess ( 3.07m x 2.51m Plus recess )

Having a radiator and double glazed window to the rear.

## Bedroom Three

7' x 8' 10" ( 2.13m x 2.69m )

Having double glazed window to the front and a radiator.

## W.C

Having double glazed obscured window to the side, low level W.C and pedestal wash hand basin.

## Outside

To the rear the garden has mature trees and shrubs, pathway, patio seating area and outside tap.









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Band: A

Tenure: Freehold

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