

£250,000 Freehold

10 LOVELL CLOSE I I NOTTINGHAM I NG6 7AQ

BuckleyBrown ESTATE AGENTS

STUNNING GARDEN & NEUTRAL INTERIORS. Nestled in the charming Lovell Close, Nottingham, this delightful house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away.

Upon entering the property, you will find a well-designed ground floor that maximises space and functionality. The inviting living area is bathed in natural light, creating a warm and welcoming atmosphere. The kitchen is fully equipped with essential appliances and provides ample storage, making it a joy to prepare delicious meals. The open-plan layout allows for seamless interaction between the living and dining spaces, perfect for entertaining guests or enjoying family time. From here, sliding doors give access to a bight and airy conservatory overlooking the garden.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The rooms are neutrally decorated, providing a blank canvas for you to style as you wish. The family bathroom is well-appointed, featuring contemporary fixtures and fittings, ensuring comfort for all.

Outside, the property boasts a lovely garden area, ideal for enjoying the fresh air or hosting summer barbecues. The low-maintenance design allows you to spend more time enjoying your outdoor space rather than tending to it whilst having decorative surrounding shrubs. This house is in excellent condition, making it a fantastic opportunity for anyone looking to settle in a desirable area. With its neutral decor and spacious layout, this home is ready for you to make it your own.

Call now to arrange your viewing!









Hall
With leading access into;

Kitchen 15'5" x 12'5"
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Ample space for your desired dining furnishings. Fitted with dual aspect windows to the front and rear along with an external door to the front for added convenience.

Dining/Living Room 13'7" x 22'9"
Expansive open plan reception area with carpeted flooring, central heating radiators, feature fireplace and ample furniture space. Fitted with a window to the front and sliding doors to the rear leading into the conservatory.

Conservatory 12'9" x 9'10"
Bright and airy space with surrounding floor to ceiling windows and french doors opening onto the rear garden.

Landing
Window to the side and leading access into;

Bedroom One 8'2" x 13'5"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 8'2" x 9'4"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Three 6'2" x 8'2"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Shower Room 6'2" x 6'2"
Three piece suite comprising of a hand wash basin, low flush wc, walk in shower and a window to the rear elevation.

Garage 7'2" x 15'8"
Accessible from the front elevation.

Outside
Decorative plants and a well kept lawn to the front alongside a private driveway and gates leading to a single garage. The rear garden boasts an expansive lawn, mature surrounding shrubs and a seating area.

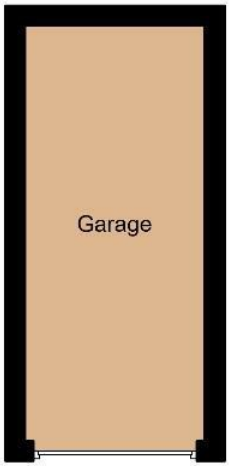








Garage
12sq.m/130.76sq.ft
Approx



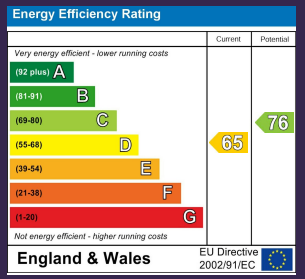
Ground Floor
61sq.m/660.50sq.ft
Approx



First Floor
35sq.m/375.08sq.ft
Approx



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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