Superior Homes

Royston & Lund

23 Fleeman Grove

West Bridgford | NG2 5BH

Offers Over £435,000

GUIDE PRICE £435,000

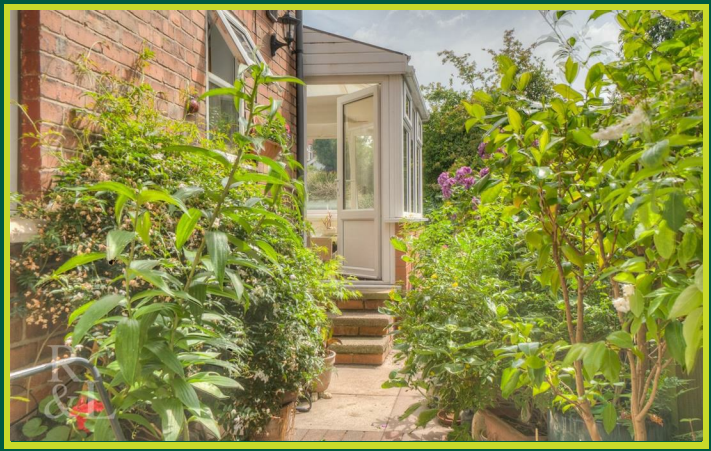
Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property located in the ever-desirable area of Lady Bay. Situated close to numerous amenities, including local shops, pubs, and restaurants, the property is just a short drive from West Bridgford's Central Avenue. It also falls within the catchment area for well-regarded schools and benefits from excellent transport links to the surrounding villages and Nottingham City Centre. This property would be a perfect fit for a growing family.

The ground floor accommodation comprises an entrance porch and hallway leading to the main reception room, kitchen diner, and staircase to the first floor. The living room is generously sized and has been opened up to create a spacious, open-plan feel, featuring a large front-aspect bay window and a rear window overlooking the garden. The kitchen diner is ample in size and showcases high-quality base and wall units, with plenty of space for additional freestanding appliances. Positioned at the rear of the kitchen is the sun lounge, which provides access to the ground-floor WC, additional storage, and the rear garden. The kitchen also offers access to the cellar.

To the first floor are three well-proportioned double bedrooms, served by a family bathroom comprising a bath with shower over, wash basin, and WC.

To the front of the property, there is on-street parking and a courtyard garden featuring a variety of seasonal shrubs and plants.

To the rear is a beautifully presented garden with both patio and lawn areas, complemented by seasonal flowers, shrubs, and mature bushes. Thoughtfully landscaped, it provides an ideal space for outdoor seating and entertaining.



- Three Bedroom Semi Detached Property
- Well Presented Throughout
- Cellar Storage
- Ground Floor WC
- All Double Bedrooms
- Cottage Style Front And Rear Garden
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax band - C

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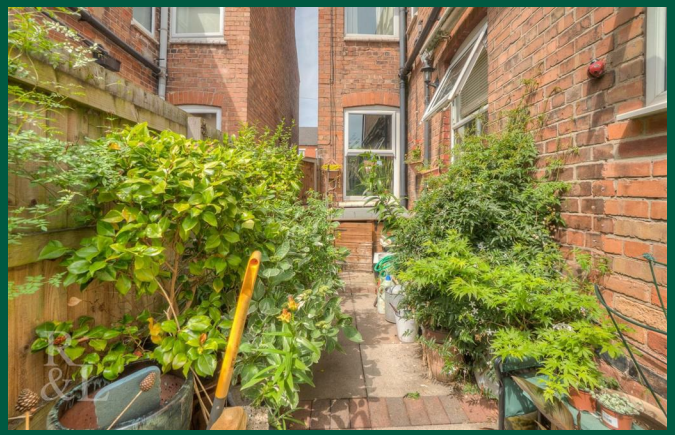
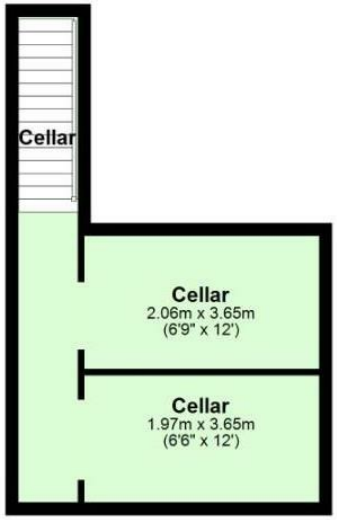


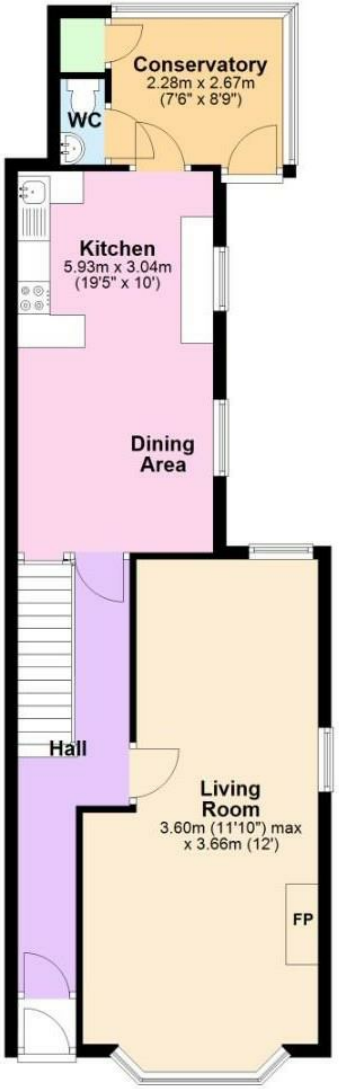
Basement

Approx. 22.4 sq. metres (241.5 sq. feet)



Ground Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)

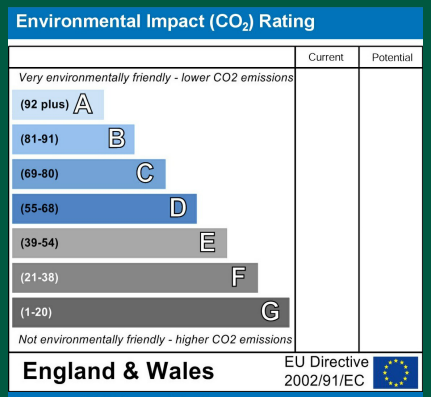
Total area: approx. 137.9 sq. metres (1484.8 sq. feet)

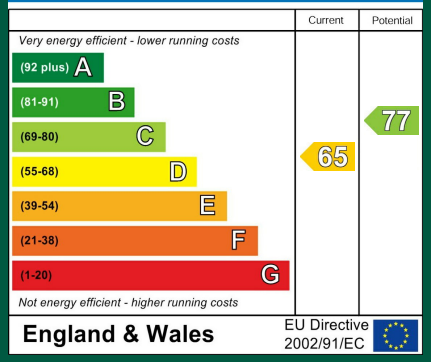
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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ROYSTON & LUND