



375 Westdale Lane, Mapperley – NG3 6ER

Guide Price **£325,000**



375 Westdale Lane

Mapperley, Nottingham

GUIDE PRICE £325,000 Superb 3 bed detached family home located just a short walk from Mapperley's excellent amenities. Deceptively spacious, full of character and offering more than meets the eye!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

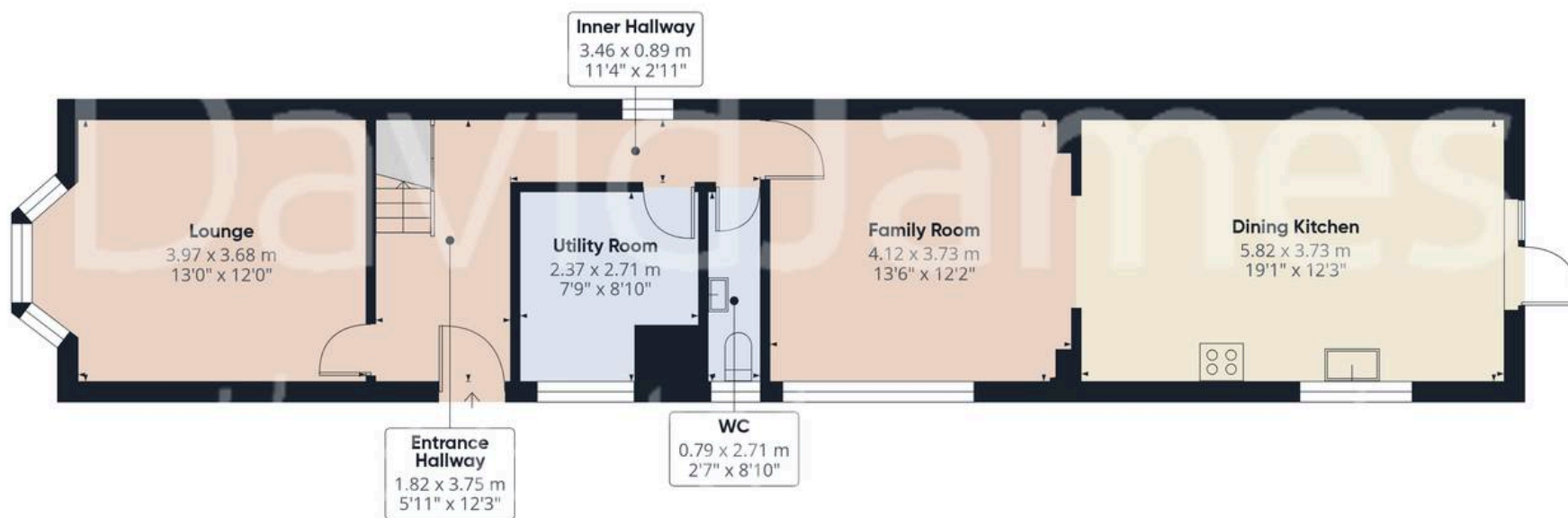
EPC Environmental Impact Rating:

- Stylish detached family home in a desirable Mapperley location
- A short walk from Mapperley's excellent shops, amenities, bus services and nearby popular schools
- Two reception rooms (bay-fronted and inviting lounge with fitted shutters plus a separate versatile family room)
- Superb open plan dining kitchen featuring modern units and space for freestanding appliances
- Separate utility room and ground floor WC for added practicality
- Three generous double bedrooms (main bedroom with fitted wardrobes)
- Modern family bathroom with a bath and separate walk-in shower enclosure
- 4kW solar panels and recently installed remote controlled infrared heating system
- Southerly-facing and generous rear garden with two patios, large lawn, mature borders and two sheds
- Off-street parking to the front

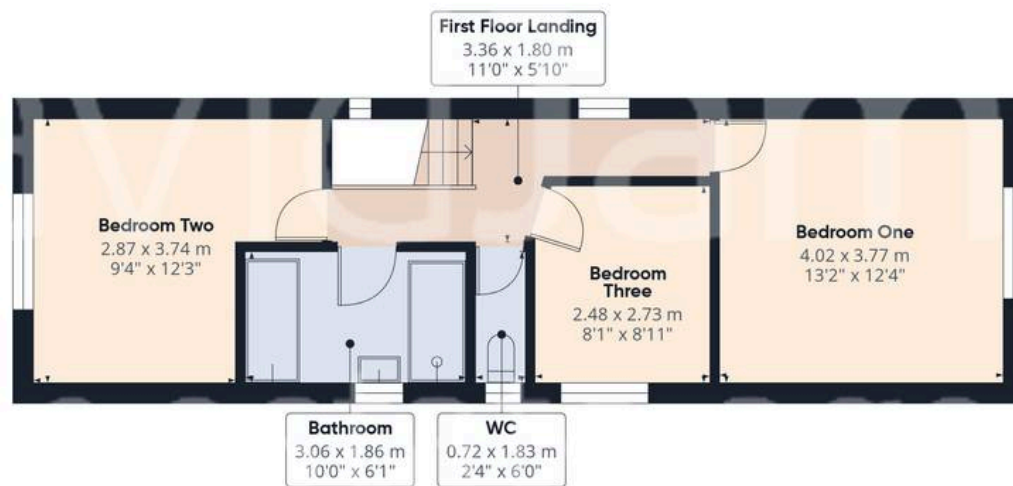








Floor 0



Floor 1

Approximate total area⁽¹⁾

119 m²

1281 ft²

(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.

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