



# **lighthouse**

**estate agents**



**196 Skegby Road, Nottingham, NG17 9FB**

**Offers In The Region Of £189,999**

Lighthouse Estate Agents are pleased to offer this delightful semi-detached property offering a perfect opportunity with its three well-proportioned bedrooms. This property is ideal for families or those seeking extra space for guests or a home office.

As you enter the home, you are greeted by a warm and inviting atmosphere and the layout is thoughtfully designed, providing ample living space that flows seamlessly from room to room. The kitchen leads to the rear conservatory and downstairs W.C.

The bedrooms are generously sized with natural light flooding through the windows, creating a bright and airy feel throughout the home. The garden, which accompanies the property, offers a private outdoor space for children to play or for hosting summer barbecues with friends and family. To the front of the property offers a lawned garden, off road parking and garage.

Located in a friendly neighbourhood, this property benefits from easy access to local amenities, schools, and parks, making it an excellent choice for families. The transport links are also convenient, providing straightforward connections to nearby towns and cities.

In summary, this semi-detached house on Skegby Road is a wonderful opportunity for those looking to settle in a vibrant community.

Don't miss the chance to make this charming property your own.

**Front Porch 2'3" x 6'3" (0.69 x 1.91)**

**Entrance Hall 13'5" x 6'3" (4.10 x 1.91)**

**Reception Lounge 14'8" x 13'9" (4.49 x 4.21)**

**Dining Room 12'5" x 9'10" (3.80 x 3.01)**

**Kitchen 8'11" x 7'6" (2.73 x 2.31)**

**Passage Way 2'11" x 3'8" (0.89 x 1.13)**

**Downstairs W.C. 7'9" x 3'3" (2.37 x 1.00)**

**Conservatory 6'7" x 6'6" (2.01 x 1.99)**

**First Floor Landing 7'9" x 7'5" (2.37 x 2.27)**

**Bedroom One 12'4" x 12'2" (3.76 x 3.72)**

**Bedroom Two 12'4" x 11'6" (3.77 x 3.51)**

**Bedroom Three 7'4" x 9'6" (2.26 x 2.90)**

**Bathroom 7'4" 6'9" (2.26 2.07)**

**Enclosed Rear Garden**

**Driveway & Garage**

**Front Garden**

### **Agents Disclaimer**

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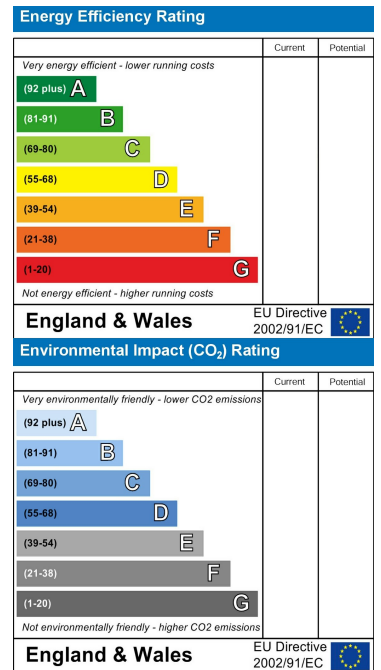
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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