



30 Lindum Road, Nottingham - NG6 0QR

Guide Price **£200,000**





30 Lindum Road

Nottingham, Nottingham

Superb 2 bedroom semi-detached home near shops, bus & tram links! Features include spacious lounge/dining room, conservatory, fitted kitchen & southerly facing garden with summerhouse and driveway!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming semi-detached home
- Convenient location close to shops, amenities and bus/tram links
- Ideal purchase for first-time buyers, professionals and those downsizing
- Spacious lounge/dining room with a feature gas fire
- Modern fitted kitchen with a range of integrated appliances
- Bright conservatory providing additional versatile living space
- Two double bedrooms (both with useful built-in storage)
- Modern bathroom with white three-piece suite
- Southerly facing rear garden with decked seating area and lawn
- Tandem driveway providing off-street parking

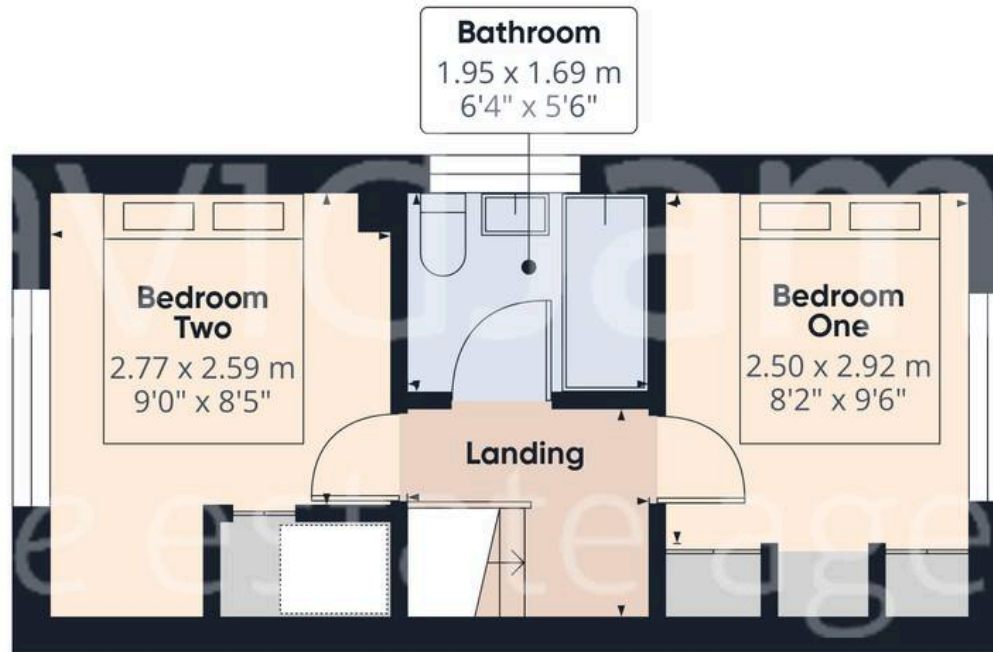








Floor 0



Floor 1

Approximate total area⁽¹⁾

56.4 m²
607 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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