





£200,000



KINGSLEY DRIVE
NETHERFIELD

- SPACIOUS LIVING ROOM
- TWO BEDROOMS
- CONSERVATORY
- GARAGE AND DRIVEWAY
- CLOSE TO AMENITIES
- EPC C





Two-Bedroom Home Close To Amenities

THIS TWO-BEDROOM HOME PRESENTS AN IDEAL PURCHASE FOR FIRST-TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE. CONVENIENTLY POSITIONED WITHIN A POPULAR RESIDENTIAL LOCATION, THE PROPERTY IS JUST A SHORT WALK FROM LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS, INCLUDING REGULAR BUS AND TRAIN SERVICES INTO NOTTINGHAM CITY CENTRE.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO A HALLWAY WITH STAIRS LEADING TO THE FIRST FLOOR AND ACCESS TO THE FITTED KITCHEN. THE MODERN KITCHEN FEATURES A RANGE OF WHITE WALL AND BASE UNITS. INTEGRATED APPLIANCES INCLUDE AN OVEN, ELECTRIC HOB AND EXTRACTOR HOOD, WITH ADDITIONAL SPACE FOR FREESTANDING APPLIANCES.

THE SPACIOUS LIVING ROOM OFFERS A BRIGHT AND INVITING SPACE, WITH SLIDING PATIO DOORS OPENING DIRECTLY INTO THE CONSERVATORY. THE CONSERVATORY PROVIDES A VERSATILE ADDITIONAL RECEPTION SPACE, ENJOYING VIEWS OVER THE REAR GARDEN. WITH DIRECT ACCESS OUTSIDE, IT OFFERS AN IDEAL SETTING FOR RELAXING OR ENTERTAINING.

TO THE FIRST FLOOR, THE PROPERTY OFFERS TWO WELL-PROPORTIONED BEDROOMS, ONE BENEFITING FROM FITTED WARDROBES, ALONGSIDE A FAMILY BATHROOM FITTED WITH A THREE-PIECE SUITE.

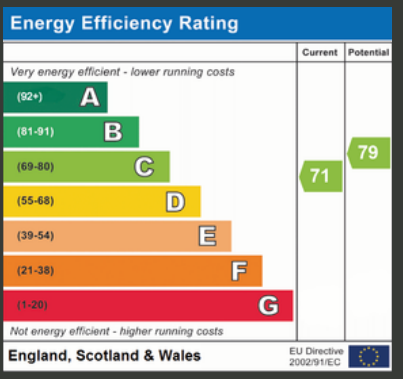
EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING, ALONGSIDE A GARAGE CURRENTLY UTILISED AS A BAR, OFFERING FANTASTIC VERSATILITY.

THE ENCLOSED REAR GARDEN HAS BEEN THOUGHTFULLY DESIGNED FOR LOW MAINTENANCE, FEATURING AN ARTIFICIAL LAWN AND A GENEROUS PATIO AREA, PERFECT FOR OUTDOOR SEATING, RELAXING OR ENTERTAINING.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION, VERSATILITY AND CONVENIENT LOCATION THIS LOVELY HOME HAS TO OFFER.

BUYER INCENTIVE: A £3,000 INCENTIVE IS AVAILABLE TO ELIGIBLE PURCHASERS, SUBJECT TO TERMS AND CONDITIONS. PLEASE CONTACT LESLEY GREAVES ESTATE & LETTING AGENTS FOR FURTHER INFORMATION REGARDING ELIGIBILITY AND HOW THE INCENTIVE CAN BE REDEEMED.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 55 SQ METERS

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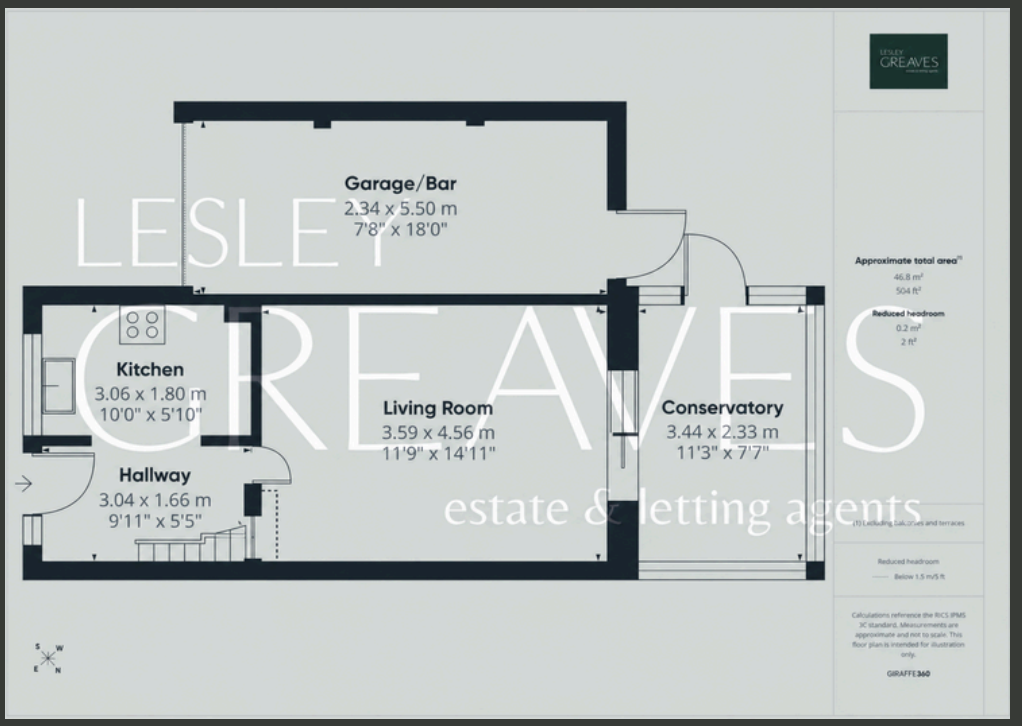

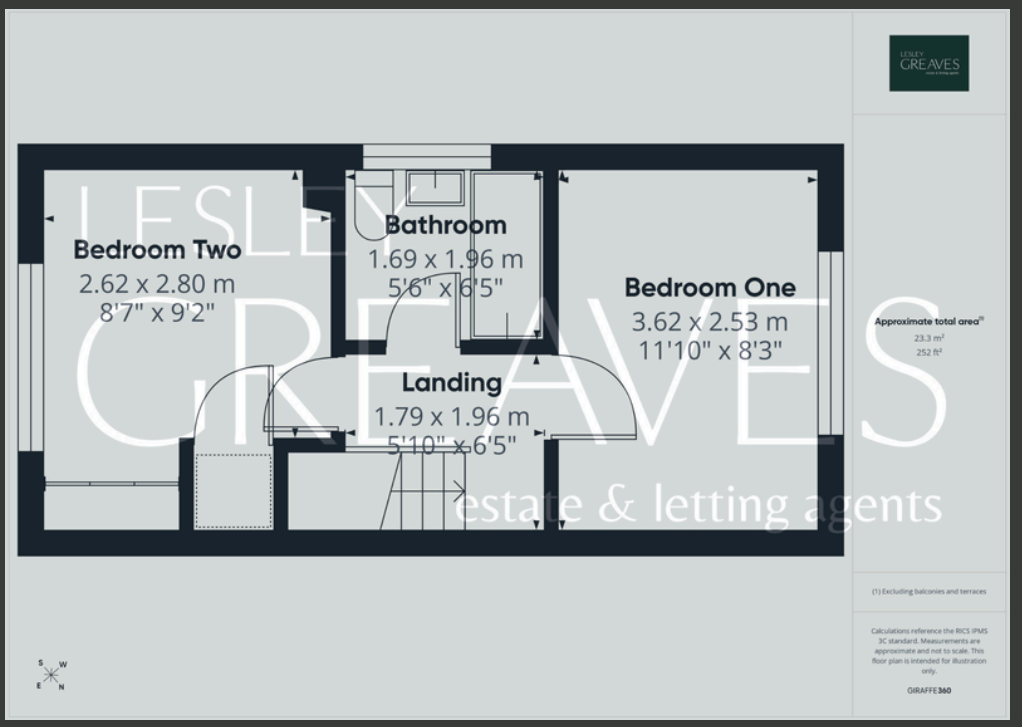

Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk