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33 Lutterell Way

West Bridgford | NG2 6HN | Asking Price £290,000

ROYSTON
& LUND

- ** NO CHAIN**
- Spacious Living/Dining Room
- Large Rear Garden
- Sought After Location
- EPC: D
- Three Bedroom Semi-Detached Home
- First Floor Wet-Room Style Bathroom
- Driveway for Off Road Parking
- Council Tax: B
- Price reflects the property and its current condition





**** NO CHAIN****

This property presents an exciting opportunity for buyers looking to put their own stamp on a home. While some areas would benefit from updating and modernisation, the asking price has been carefully set to reflect the work required, offering excellent potential to create a home tailored to your own taste and requirements

This well-proportioned three-bedroom home occupies a convenient position in sought-after West Bridgford, within easy reach of numerous shops, services and everyday amenities.

The entrance hall leads into a generous lounge and dining room, where a large bay window provides plenty of natural light. A feature fireplace creates an attractive focal point, while sliding patio doors open directly onto the rear garden. The separate kitchen offers ample worktop and storage space and connects to a useful rear lobby, providing access to the front and rear of the property, additional storage and a ground-floor WC.

Upstairs are two double bedrooms and a further single bedroom, offering flexibility for family life, guests or home working. All three are served by a first-floor bathroom fitted with a practical wet-room-style shower.

Outside, the frontage includes a driveway for off-road parking alongside a small lawn bordered by established planting.

The enclosed rear garden features a paved patio for outdoor seating and is predominantly laid to lawn, with mature trees and planting creating a pleasant backdrop. Combining versatile accommodation, useful storage and a popular Nottingham location, this property offers plenty of potential for its next owner.

For more information: https://reports.sprift.com/property-report/?access_report_id=5565954

Freehold





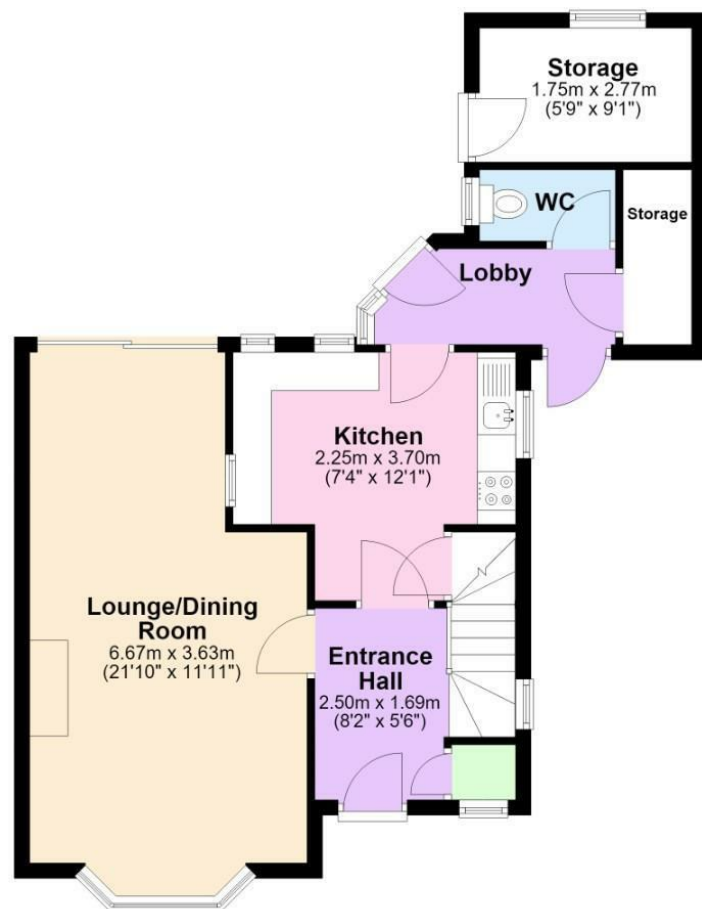
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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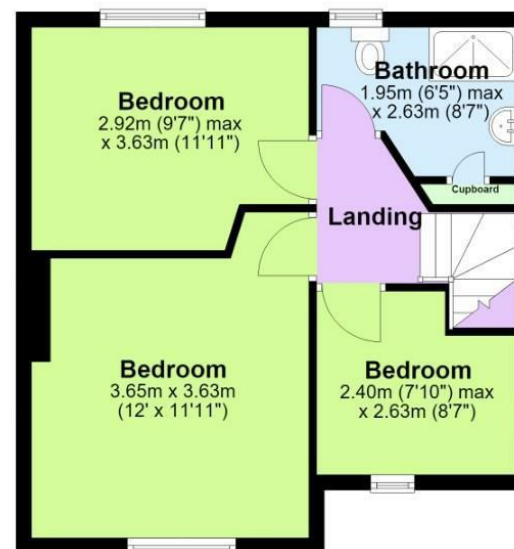
Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 93.5 sq. metres (1006.6 sq. feet)

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