Robert Ellis

look no further...

Bosley Square,
Lenton Abbey, Nottingham
NG9 2TS

£185,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

This delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The house features a well-appointed bathroom, ensuring that your daily routines are both practical and pleasant. The kitchen area is typically a focal point in homes of this nature, providing a functional space for culinary endeavours.

For those with a vehicle, the property includes parking for one car, a valuable asset in this bustling area. Lenton is known for its vibrant community and excellent amenities, including shops, parks, and transport links, making it a desirable location for both work and leisure.

In summary, this house in Bosley Square offers a perfect blend of comfort, convenience, and community spirit, making it an attractive option for anyone looking to settle in Nottingham. Don't miss the chance to make this lovely property your new home.

Entrance Hall
A composite entrance door, stairs to the first floor and door to the lounge.

Lounge
13'4" x 11'9" (4.08m x 3.6m)
With luxury laminate flooring, double glazed window to the front, contemporary radiator and door to the kitchen.

Kitchen
13'4" x 6'6" (4.08m x 2m)
Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, tiled splashback, gas cooker, fridge, washing machine, breakfast bar, radiator, two double glazed windows to the rear, large pantry, and a door to the rear hallway.

Rear Hallway
With composite door to the garden.

Landing
With loft hatch and doors to the bathroom and two bedrooms.

Bedroom One
13'5" x 9'10" (4.1m x 3.01m)
Luxury laminate flooring, double glazed window to the front, built-in storage cupboard and radiator.

Bedroom Two
10'2" x 8'6" (3.1m x 2.61m)
Luxury laminate flooring, double glazed window to the rear, built-in storage cupboard and radiator.

Bathroom
Incorporating a three-piece suite comprising panelled bath with electric power shower over, pedestal wash-hand basin, WC, tiled splashback, radiator, UPVC double glazed window to the rear and extractor fan.

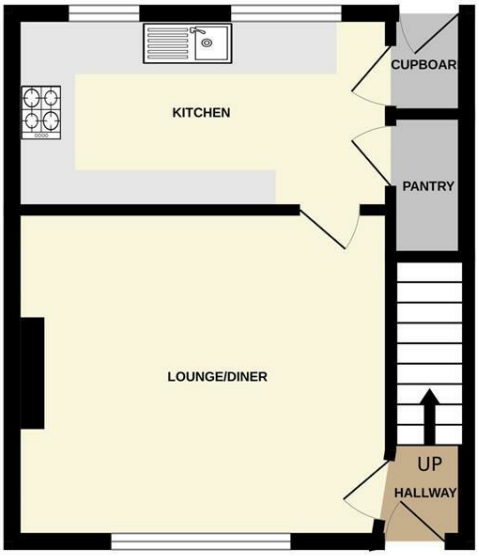
Outside
To the front of the property you will find a gravelled driveway with lawned borders and gated side access to the well-maintained rear garden which includes a patio overlooking the lawn beyond, a gravelled footpath, stocked beds and borders and a useful storage shed.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

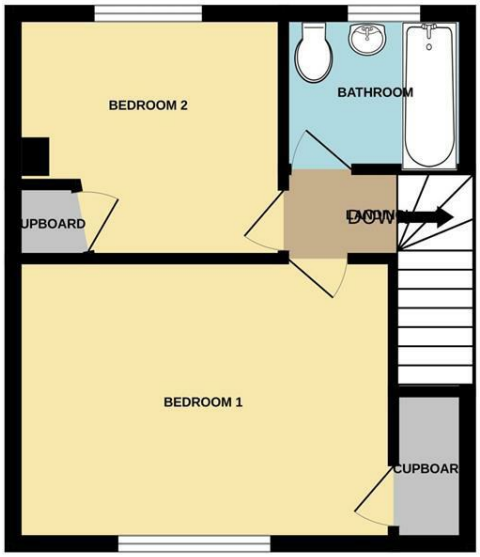
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

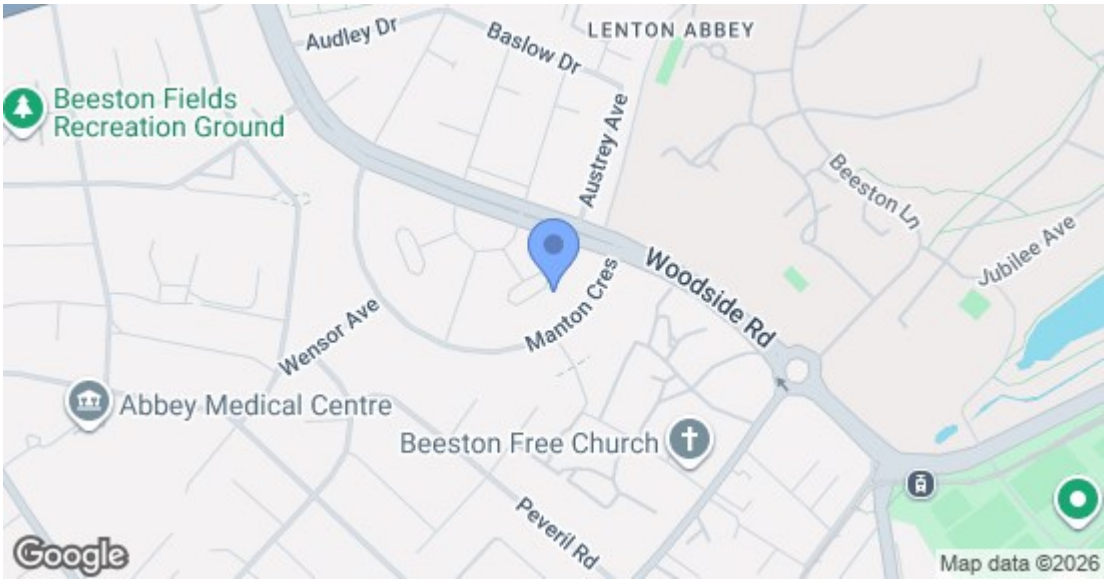
Robert Ellis
ESTATE AGENTS

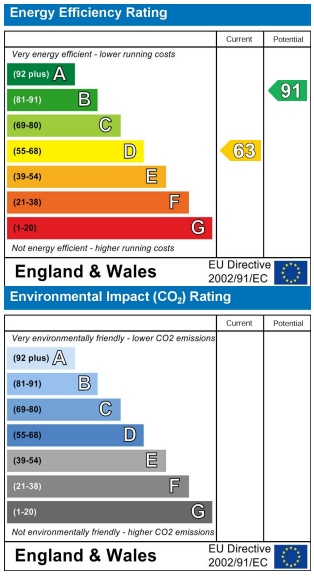
GROUND FLOOR



1ST FLOOR







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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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