



Laneham Avenue  
Arnold, Nottingham NG5 7LB

A THREE BEDROOM, DETACHED FAMILY  
HOME SITUATED IN ARNOLD,  
NOTTINGHAM.

**Guide Price £245,000 Freehold**





\*\* GUIDE PRICE £245,000 - £255,000 \*\* IDEAL FAMILY HOME \*\*

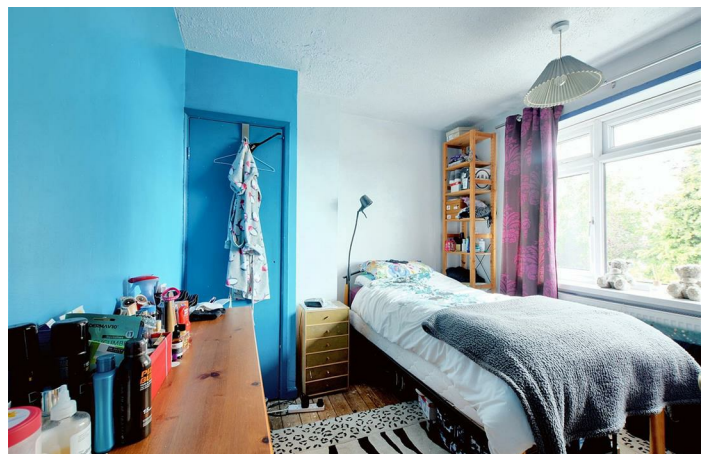
Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, DETACHED FAMILY HOME situated in the HEART of ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. You have Christ The King Voluntary Academy, Coppice Farm Primary School, Emehale Infant & Junior School & Redhill Academy within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the lounge, kitchen with fitted units and conservatory with French doors opening onto the mature rear garden. The garden offers stunning views over Arnold, alongside laid to lawn, flower beds/ shrubbery and spaces for both greenhouse and sheds. The garden is larger than average, ideal for families.

Stairs lead to landing, first double bedroom with fitted wardrobes, second double bedroom with built in storage cupboard, third bedroom and family bathroom featuring a three piece suite.

The front of the home offers a driveway for at least two cars and low maintenance front garden. A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this FAMILY HOME- Contact our office to arrange your viewing!





### Entrance Hallway

Wooden front entrance door to the front elevation. Single glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Staircase to the First Floor Landing. Built-in under the stairs storage cupboard. Internal doors leading into Lounge and Kitchen

### Lounge

11'0" x 19'0" approx (3.37 x 5.81 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiators. Feature gas fireplace with tiled hearth and surround. Wooden French doors leading into Conservatory

### Kitchen

8'5" x 12'4" approx (2.57 x 3.78 approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck taps above. Integrated gas oven with induction hob. Space and plumbing for an automatic washing machine. Space and point for freestanding fridge freezer. Access into Pantry Cupboard. Internal doors leading into Entrance Hallway and Conservatory

### Conservatory

18'1" x 16'8" approx (5.53 x 5.10 approx)

Double glazed windows to the rear and side elevations. Tiled flooring. Wall mounted radiator. UPVC double glazed French door leading out the enclosed rear garden

### First Floor Landing

Double glazed windows to the front and side elevations. Carpeted flooring. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

9'0" x 10'11" approx (2.76 x 3.34 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes with over the bed storage

### Bedroom 2

9'1" x 9'0" approx (2.77 x 2.76 approx)

Double glazed window to the rear elevation. Original wooden flooring. Wall mounted radiator. Built-in airing cupboard housing combination boiler unit

### Bedroom 3

8'6" x 6'0" approx (2.61 x 1.85 approx)

Double glazed window to the rear elevation. Original wooden flooring. Wall mounted radiator. Dado rail

### Family Bathroom

6'0" x 5'5" approx (1.84 x 1.67 approx)

Double glazed window to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower above, vanity wash hand basin with dual heat taps and storage cupboards below and a low level flush WC

### Front of Property

To the front of the property there is a gated driveway providing off the road parking, pathway to the front entrance, a tiered garden with shrubbery with brick wall and fencing surrounding.

### Rear of Property

To the rear of the property there is an enclosed mature rear garden with a patio area with steps down to a laid to lawn area with shrubbery and flowerbeds, decked area, water tap, spaces for both greenhouse and sheds with fencing surrounding.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

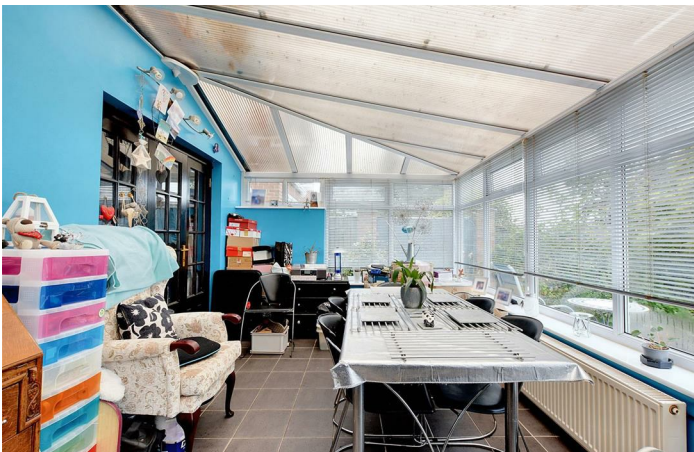
Flood Defences: No

Non-Standard Construction: No

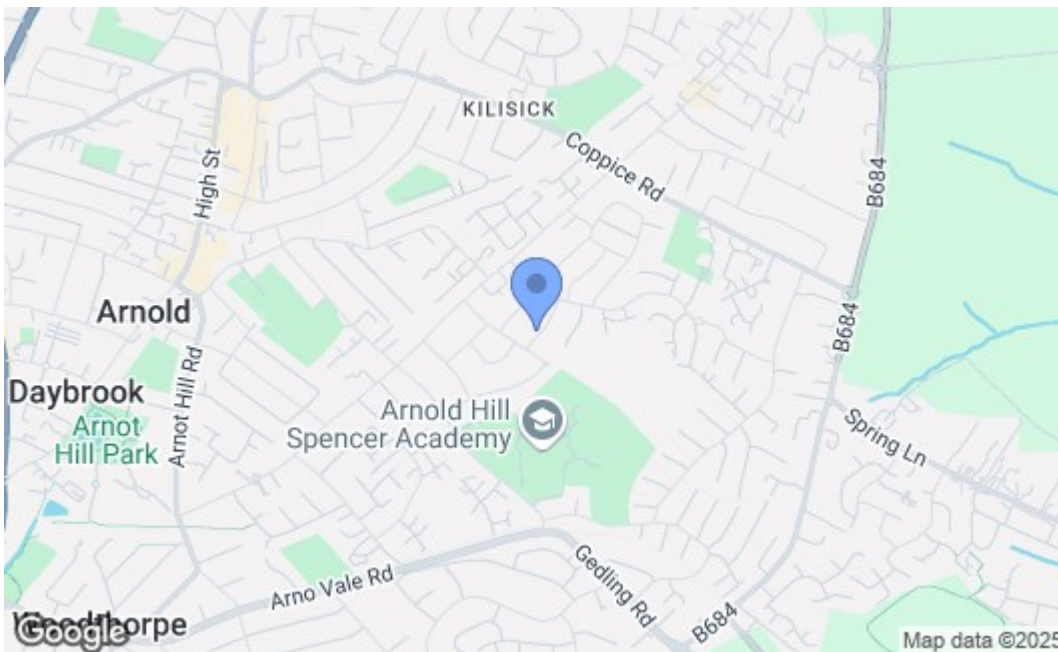
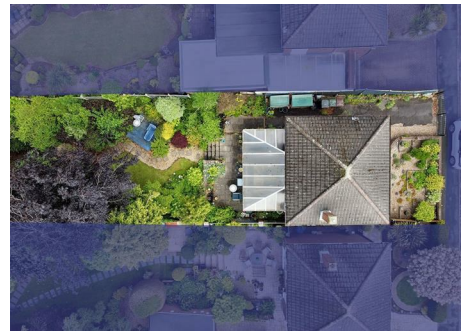
Any Legal Restrictions: No

Other Material Issues: No

808LW/HM



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details 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.