



Lewis Way,  
Killarney Park, Nottingham  
NG6 8LN

**£130,000 Freehold**



**\*\* MUST SEE \*\* OVER 45'S COMPLEX \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM PARK HOME situated within the EVER-GROWING, POPULAR COMPLEX OF KILLARNEY PARK.

The park offers residents a traditional community feel and is conveniently located just 7 miles from Nottingham.

What will amaze incoming buyers are the countryside views whilst being close to the town of Arnold, benefitting from great access to a range of amenities and the excellent transport links the area has to offer. With the property set all on a single level, this is ideal for a buyer looking to live on a single level with NO stairs.

Upon entry, you are welcomed into the entrance porch which leads through to the kitchen diner with fitted units. Off the kitchen, you have the lounge which leads to the hallway. The home also offers two double bedrooms and modern shower room with walk in shower.

The property is positioned on a generous plot with a driveway to the front for one car, with steps and slop leading to the external garden areas with low maintenance patio areas and shrubbery.

It is the IDEAL PROPERTY with a great amount of privacy for any prospective buyer- Contact the office now to arrange your viewing before it is too late!



### Entrance Porch

3'9 x 8'1 approx (1.14m x 2.46m approx)

UPVC leaded double glazed door to the side leading up steps to the porch, additional double glazed windows to the side elevations, wall light point, internal UPVC glazed door leading to:

### Open Plan Kitchen/Diner

17'4 x 8'8 approx (5.28m x 2.64m approx)

UPVC double glazed bow window to the side, range of re-fitted wall and base units incorporating a laminate work surface above, integrated eye level Zanussi oven with four ring Zanussi ceramic hob, stainless steel sink with mixer tap over, UPVC double glazed leaded window to the side, space and point for a free standing fridge freezer, space and plumbing for an automatic washing machine, built-in pantry with shelving providing additional storage, tiled splashbacks, linoleum flooring, ample space for dining table, wall mounted electric heater, ceiling light point, extractor unit, coat storage unit, internal door to:

### Living Room

10'8 x 17' approx (3.25m x 5.18m approx)

UPVC double glazed leaded bow window to the front elevation, UPVC double glazed French doors to the landscaped garden and paved patio area, floor standing electric heater, linoleum flooring, coving to the ceiling, ceiling light point, feature fireplace incorporating a stone surround with marble hearth and back panel, space for a free standing fire. Panelled door to:

### Inner Entrance Hall

2'11 x 9'7 approx (0.89m x 2.92m approx)

UPVC double glazed leaded door to the side, electric storage heater, ceiling light point, coving to the ceiling, airing/storage cupboard housing the hot water cylinder with header tank above, ceiling light point and panelled doors to:

### Bedroom 1

11'2 x 9'5 approx (3.40m x 2.87m approx)

UPVC double glazed leaded window to the side elevation, ceiling light point, a range of built-in wardrobes providing ample storage space.

### Bedroom 2

8'5 x 9'6 approx (2.57m x 2.90m approx)

UPVC double glazed leaded windows to the side and rear elevations, electric storage heater, built-in wardrobes, drawers and dressing table, ceiling light point.

### Shower Room

6'10 x 5'5 approx (2.08m x 1.65m approx)

UPVC double glazed window to the side elevation, three piece suite comprising walk-in shower enclosure with electric Triton shower above, recessed vanity wash hand basin with storage cupboard below, low flush w.c., heated towel rail, wall mounted Dimplex heater, ceiling light point, tiled splashbacks, linoleum flooring.

### Outside

The property sits on an elevated plot, tucked away within the park, benefiting from having access to all four sides with a large paved patio area, mature shrubs and trees planted to the boundaries and low maintenance gravelled area at the rear. Outside water tap and external lighting. Pathway leading to the front entrance door with driveway providing vehicle hard standing.

### Council Tax

Gedling Borough Council Band A

### Agents Notes: Park Home Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Gas: No mains supply

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 15mbps Superfast 80mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: No mains supply

Flood Risk: Surface Water High

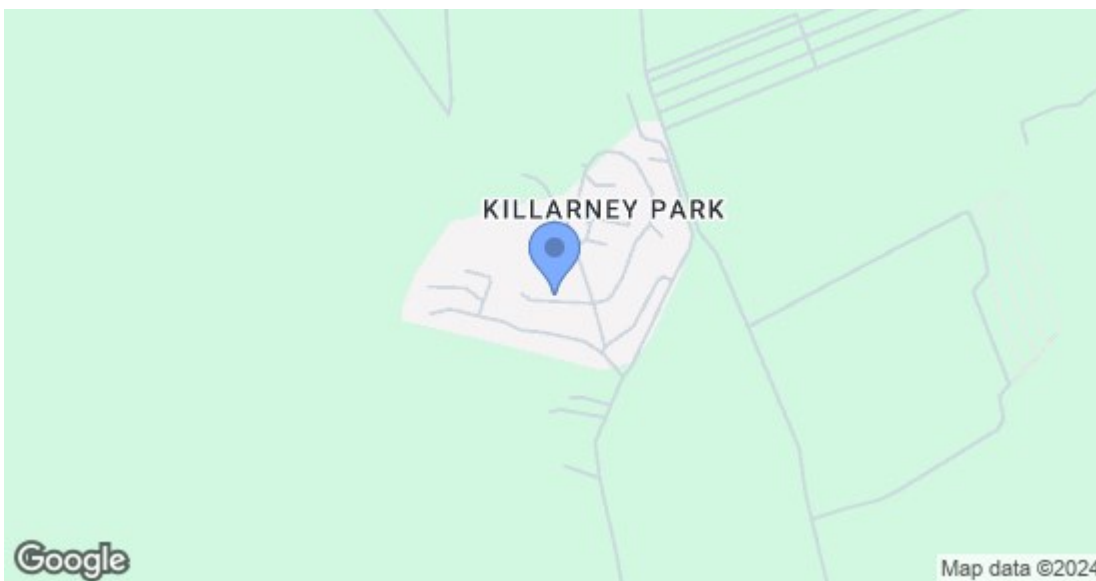
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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.