

Heron Drive,  
Lenton, Nottingham  
NG7 2DE

**£240,000 Freehold**



A modern three-bedroom property with the benefit of no upward chain.

Within a 10-minute drive of Nottingham town centre, you are conveniently placed for access to a variety of local amenities including shops, public houses, , restaurants, Nottingham University, The Queen's Medical Centre, and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, kitchen, living dining room, study, and conservatory to the ground floor. Then rising to the first floor are three well proportioned bedrooms, main bedroom with en-suite and bathroom.

Outside the property to the front is a driveway with ample off-street parking and gated side access to the rear. This is primarily lawned with a paved seating area.

Having been owner occupied and then let out in more recent years, this property has the advantage of gas central heating and UPVC double glazed windows throughout.



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring.

### Kitchen

10'3" x 9'8" (3.13m x 2.97m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric hob with extractor fan above. Integrated appliances to include electric oven, fridge freezer and washing machine. UPVC double glazed window to the front aspect.

### Living Dining Room

18'2" x 12'5" (5.54m x 3.80m )

Large reception room, with laminate flooring, radiator, UPVC double glazed window to the rear aspect and a door through to the conservatory.

### Study

14'0" x 7'8" (4.29m x 2.35m )

A versatile room, converted from the garage with laminate flooring, a radiator and UPVC double glazed window to the front aspect.

### Conservatory

10'0" x 9'1" (3.05m x 2.78m )

Tiled flooring, with UPVC double glazed windows and door to the rear garden.

### First Floor Landing

Stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

### Bedroom One

12'3" x 8'0" (3.75m x 2.45m )

A carpeted bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and walk in mains powered shower, plastic splash back and heated towel rail

### Bedroom Two

9'4" x 8'1" (2.86m x 2.47m )

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'7" x 8'0" (2.62m x 2.46m )

A carpeted bedroom, with radiator, UPVC double glazed window to the rear aspect and access to the loft hatch.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains controlled shower above and glass shower screen, part tiled walls and heated towel rail.

### Outside

To the front of the property is lawned space with driveway with ample off-street parking for one car and gated side access to the rear. This is primarily lawned with a paved seating area.

### 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: The rear garden is subject to a right of way to the adjoining houses.

Planning Permissions/Building Regulations: Planning permitted for the garage conversion - 18.03.2019.

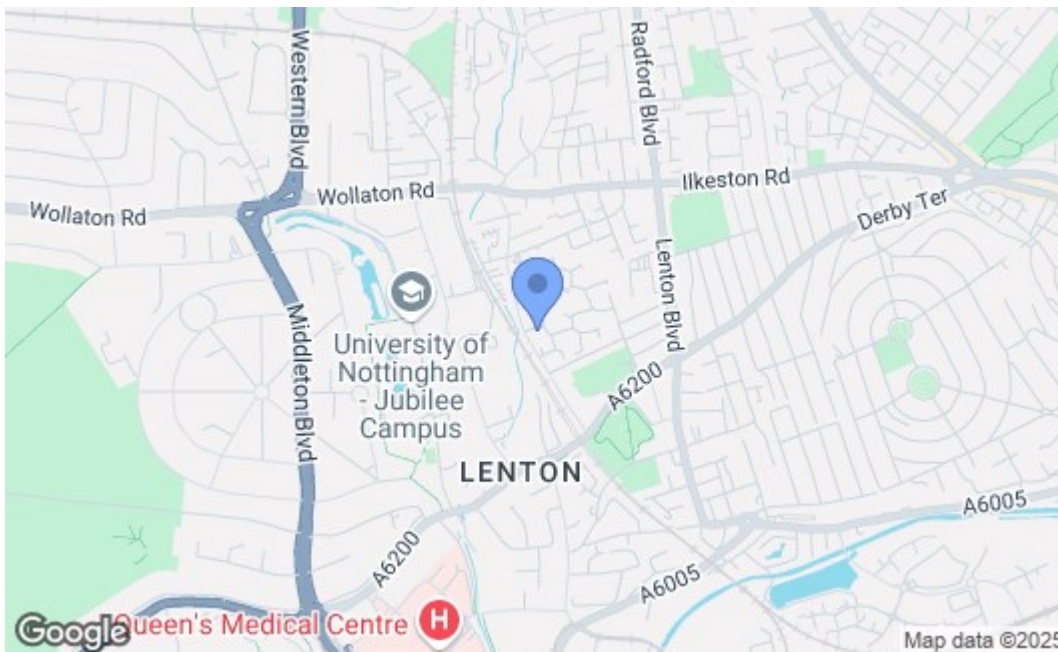
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	
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	

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