



Rolleston Drive,
Lenton, Nottingham
NG7 1LA

£240,000 Freehold



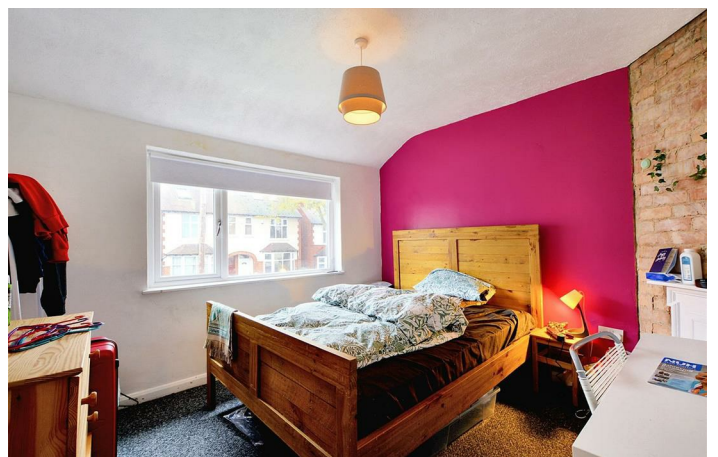
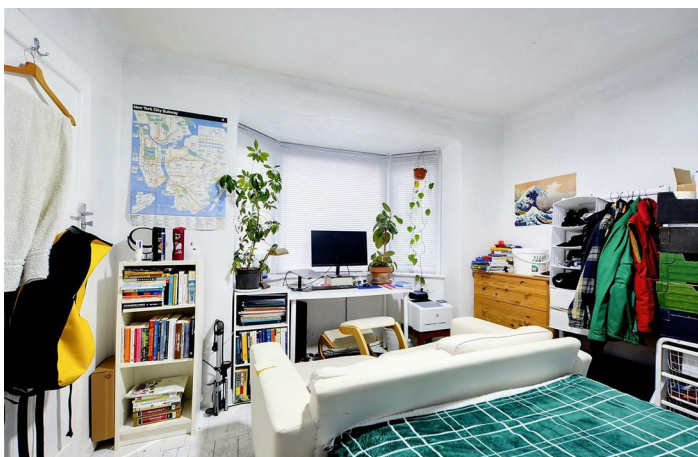
A spacious three bedroom bay fronted semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including transport links, The University of Nottingham, Queens Medical Centre and Nottingham City Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, lounge, and open plan kitchen living diner to the ground floor, with three good sized bedrooms, bathroom and WC to the first floor.

To the front of the property you will find a small lawned garden with gravelled area and gated side access leading to the enclosed rear garden which includes a patio overlooking the lawn beyond, and a range of mature trees and shrubs.

Offered to the market with the benefit of no-upward chain, ready to move in condition, double glazing, gas central heating throughout, an early internal viewing comes highly recommended.



Entrance Hall

Composite entrance door with flanking windows, radiator, stairs to the first floor, two useful storage cupboards, one housing the new 'Baxi' combination boiler, and one with plumbing for a washing machine and doors to the kitchen living diner and lounge.

Lounge

10'11" x 10'11" (3.34m x 3.34m)

UPVC double glazed bay window to the front, wooden flooring and radiator.

Kitchen Diner

18'11" x 14'5" (5.79m x 4.41m)

With a range of base and drawer units, work surfaces, integrated electric oven with induction hob and extractor fan over, space for a fridge freezer, two radiators, spotlights to ceiling, two UPVC double glazed French doors to the rear, and a exposed brick feature wall and chimney breast.

First Floor Landing

With a built in storage cupboard, loft hatch and doors to the WC, bathroom and three bedrooms.

Bedrooms One

14'5" x 10'4" (4.4m x 3.17m)

A carpeted double bedroom with UPVC double glazed window to the rear, radiator and exposed brick chimney breast.

Bedroom Two

10'11" x 10'11" (3.34m x 3.34m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator and period feature fire place with exposed chimney breast.

Bedroom Three

10'10" x 8'2" (3.32m x 2.49m)

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

Bathroom

Comprising a panelled bath with shower over, pedestal wash hand basin, tiled walls, radiator, UPVC double glazed window to the front, extractor fan and spotlights to the ceiling.

Separate WC

Fitted with a low level WC, tiled walls, and UPVC double glazed window to the side.

Outside

To the front of the property you will find a small lawned garden with gravelled area and gated side access leading to the enclosed rear garden which includes a patio, overlooking the lawn beyond, and a range of mature trees and shrubs.

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

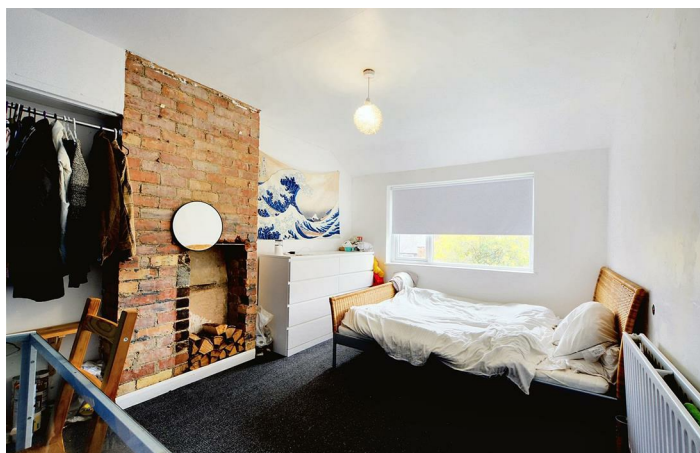
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

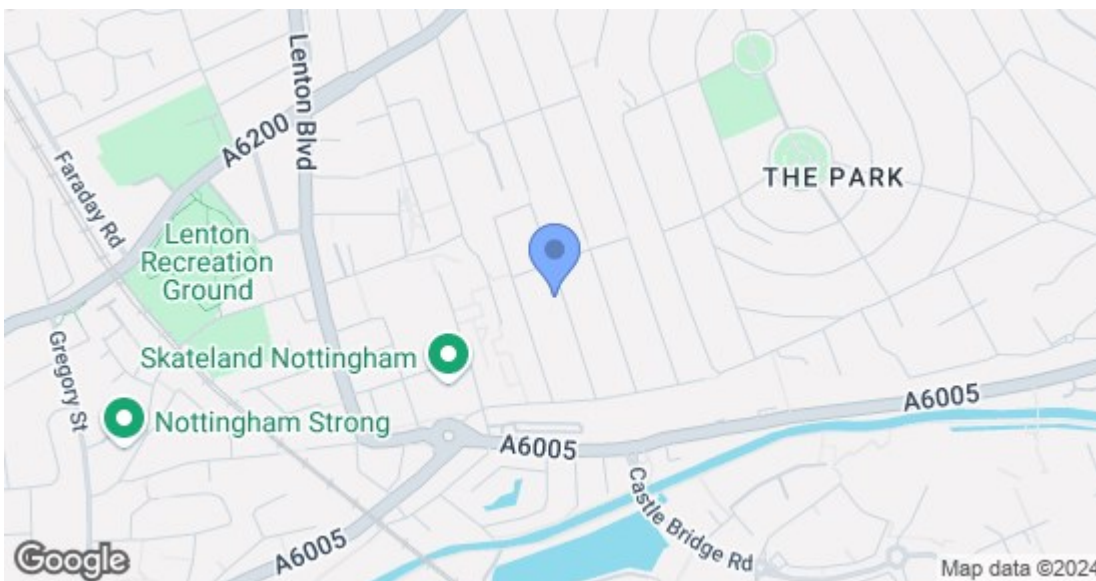
Has the Property Flooded?: No

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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