

# Robert Ellis

*look no further...*



**Spinningdale  
Arnold, Nottingham NG5 8QS**

**A WELL PRESENTED TWO BEDROOM  
HOME FOR SALE IN ARNOLD,  
NOTTINGHAM!**

**Offers In The Region Of**

**£160,000 - £170,000**

**0115 648 5485**



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Welcome to Spinningdale, a beautifully presented two-bedroom mid-terrace home located in the sought-after area of Arnold, Nottingham. This property is ideally situated close to local schools, shops, and excellent transport links, making it a perfect choice for first-time buyers. The home boasts a driveway and garage to the rear, with a well-maintained garden offering a private outdoor space.

Inside, you are welcomed into the entrance hall, which provides access to the spacious lounge and stairs leading to the first floor. From the lounge, you'll find a modern kitchen with a door leading out to the rear garden. Upstairs, the property offers two well-sized bedrooms and a family bathroom.

With its excellent location, modern features, and ideal living space, this home is a must-see for anyone looking to make their first step onto the property ladder.



### Front of Property

To the front of the property there is a lawned garden with pathway leading to the front entrance door with plants and shrubbery planted to the front border.

### Entrance Hallway

UPVC double glazed door to the front elevation giving access to the entrance hallway comprising carpeted flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading off to the lounge.

### Lounge

19'0" to the bay x 10'2" approx (5.81 to the bay x 3.11 approx)

Carpeted flooring, double glazed bay fronted window to the front elevation, wall mounted radiator, TV point, electric fire with electric hearth and surround, under the stairs storage cupboard, door leading off to the kitchen.

### Kitchen

13'5" x 9'10" approx (4.09 x 3 approx)

Vinyl flooring, wall mounted radiator, two double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with a four ring gas hob over and cooker hood above, space and plumbing for a washing machine, space and point for a fridge freezer, cupboard housing the boiler.

### First Floor Landing

Carpeted flooring, access to the loft, airing cupboard housing the hot water cylinder, storage cupboard, doors leading off to rooms.

### Bedroom One

10'2" x 13'10" approx (3.10 x 4.23 approx)

Carpeted flooring, built-in wardrobes, double glazed window to the front elevation, wall mounted radiator.

### Bedroom Two

11'3" x 7'8" approx (3.43 x 2.34 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

5'6" x 8'2" approx (1.70 x 2.51 approx)

Linoleum flooring, wall mounted heated towel rail, WC, vanity wash hand basin with mixer tap, tiled splashbacks, bath with separate hot and cold taps and electric shower above, shower screen, double glazed window to the rear elevation.

### Garage

8'2" x 16'6" approx (2.51 x 5.04 approx)

Up and over door, power and lighting.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio and lawned area, flowerbeds, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries, secure gated access to the rear leading to driveway and garage.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

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

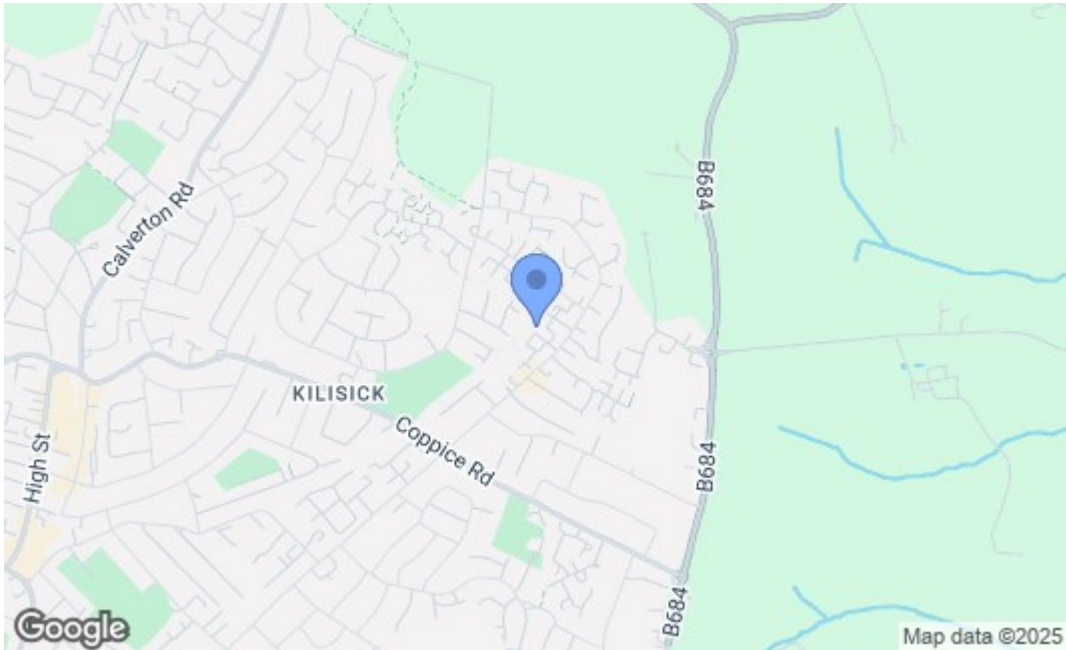
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







| 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                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.