



Broxtowe Lane  
Aspley, Nottingham NG8 5NF

A WELL PRESENTED THREE BEDROOM  
MID TERRACE PROPERTY FOR SALE!

**Offers Over £200,000 Freehold**





Located in a popular residential area and ideally positioned opposite a range of local shops and takeaways, this well-presented three-bedroom mid-terrace property offers excellent living space both inside and out. Perfect for families, first-time buyers, or investors, this home is not to be missed!

Internally, the property boasts an open-plan lounge and kitchen dining area, creating a bright and sociable living space ideal for relaxing or entertaining. To the rear, a conservatory offers additional flexible space, perfect as a second sitting room, play area, or home office.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, making it an ideal layout for growing families.

Outside, the property benefits from a driveway and a front garden, while to the rear, there is a generously sized garden – perfect for children, pets, or outdoor entertaining.

Situated close to a variety of amenities including schools, shops, and excellent transport links, this property combines comfort, convenience, and great value.





### Front of Property

To the front of the property there is a driveway providing off the road parking, lawned garden, block paved patio, a range of plants and shrubbery planted to the borders, hedged and fenced boundaries, gated access.

### Entrance Porch

Entrance door to the front elevation leading into the entrance porch, double glazed windows surrounding, laminate floor covering, door into the open plan living kitchen.

### Open Plan Living Kitchen

#### Living Space

14'11" x 11'1" approx (4.55 x 3.40 approx)

Carpeted flooring, wall mounted radiator, double glazed bay fronted window to the front elevation, TV point, coving to the ceiling, staircase leading to the first floor landing.

#### Kitchen Space

9'0" x 14'9" approx (2.76 x 4.52 approx)

A range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, wall mounted radiator, space and plumbing for a washing machine, electric oven with four ring gas hob over and extractor hood over, space and point for a fridge freezer, under stairs storage cupboard providing useful additional storage space, double glazed window to the rear elevation, door leading to the conservatory.

#### Conservatory

15'3" x 10'6" approx (4.67 x 3.21 approx)

Laminate floor covering, wall mounted radiator, double glazed windows surrounding, French doors leading out to the rear garden, spotlights to the ceiling, TV point.

#### First Floor Landing

Carpeted flooring, double glazed window to the rear elevation, access to the loft, doors leading off to:

#### Bedroom One

8'7" x 9'0" approx (2.62 x 2.75 approx)

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

#### Family Bathroom

6'0" x 6'0" approx (1.83 x 1.83 approx)

Vinyl flooring, double glazed window to the rear elevation, tiled splashbacks, WC, wash hand basin with mixer tap, panelled bath with mixer tap and mains fed shower over.

#### Bedroom Two

11'2" x 7'8" approx (3.41 x 2.35 approx)

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

#### Bedroom Three

8'0" x 7'0" approx (2.44 x 2.14 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, boiler (installed 3 years ago).

### Rear of Property

To the rear of the property there is an enclosed rear garden with steps leading to paved patio area perfect for seating, further lawned area, additional patio area, flowerbeds, a range of plants trees and shrubs planted throughout, shed, fencing to the boundaries, gate providing side access.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

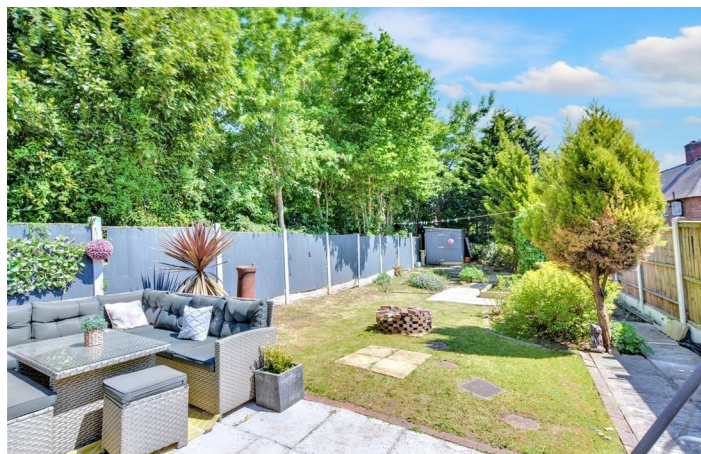
Flood Risk: No flooding in the past 5 years

Flood Defences: No

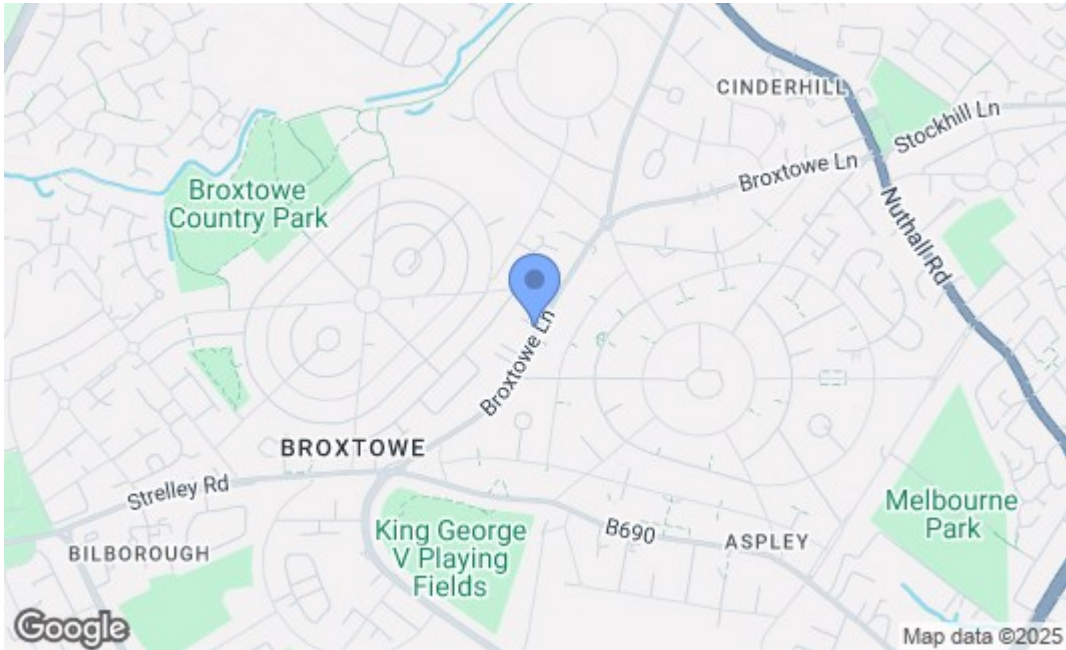
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.