

Robert Ellis

look no further...



Lawley Avenue,
Lenton Abbey, Nottingham
NG9 2SL

**Offers In Excess Of
£325,000**

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A lovely three-bedroom, semi-detached property full of character and charm.

Tucked away in a quiet cul de sac, within walking distance of Wollaton Park, you are well positioned with access to a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, Nottingham university and transport links.

This great 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; a welcoming entrance hall, living room and open plan kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms, bathroom and open study place, this was previously the third bedroom but to create a bright and airy workspace they opened the room up on to the landing but would be happy to convert back if required.

Outside the property to the front is a spacious driveway with ample off-street parking for multiple cars. The large, enclosed rear garden is primarily lawned, with trees and a paved seating area.

Having been recently refurbished by the current homeowners, this delightful property is offered to the market with the advantage of gas central heating, a new full re-wire in 2024, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

A hardwood entrance door through to the entrance hall with laminate flooring, and stairs leading off to the first floor landing.

Living Room

11'6" x 10'11" (3.51m x 3.34m)

UPVC double glazed bay window to the front, laminate flooring, feature log burner, and radiator.

Open Plan Kitchen Diner

16'7" x 12'4" (5.06m x 3.76m)

Kitchen Area

A range of contemporary wall, base, and drawer units with work surfacing over, inset sink with chrome mixer tap, feature island, inset induction hob and integrated appliances in to include: electric double oven, dishwasher and fridge freezer. UPVC double glazed windows to the front and rear aspect.

Dining Area

Laminate flooring, radiator, access to the under stairs storage space housing a freestanding washing machine and UPVC double glazed French doors with flanking windows out to the rear garden.

First Floor Landing

A carpeted landing space, with airing cupboard and a large UPVC double glazed window to the side aspect.

Bedroom One

11'6" x 11'0" (3.52m x 3.36m)

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

Bedroom Two

10'7" x 8'1" (3.24m x 2.48m)

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

Bedroom Three/Study

6'10" x 5'5" (2.10m x 1.66m)

A carpeted office area, with access to the loft hatch and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising: low flush WC, vanity unit with countertop sink above, bath with rainfall effect shower over, and further shower handset, part tiled walls and two UPVC double glazed windows to the rear aspect.

Outside

To the front of the property is a spacious driveway with ample off-road parking for multiple cars and hedged boundaries, with gated side access to the rear. The enclosed rear garden is primarily lawned with a paved seating area, trees providing privacy and mature 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: Building control approval for removal of internal wall.

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

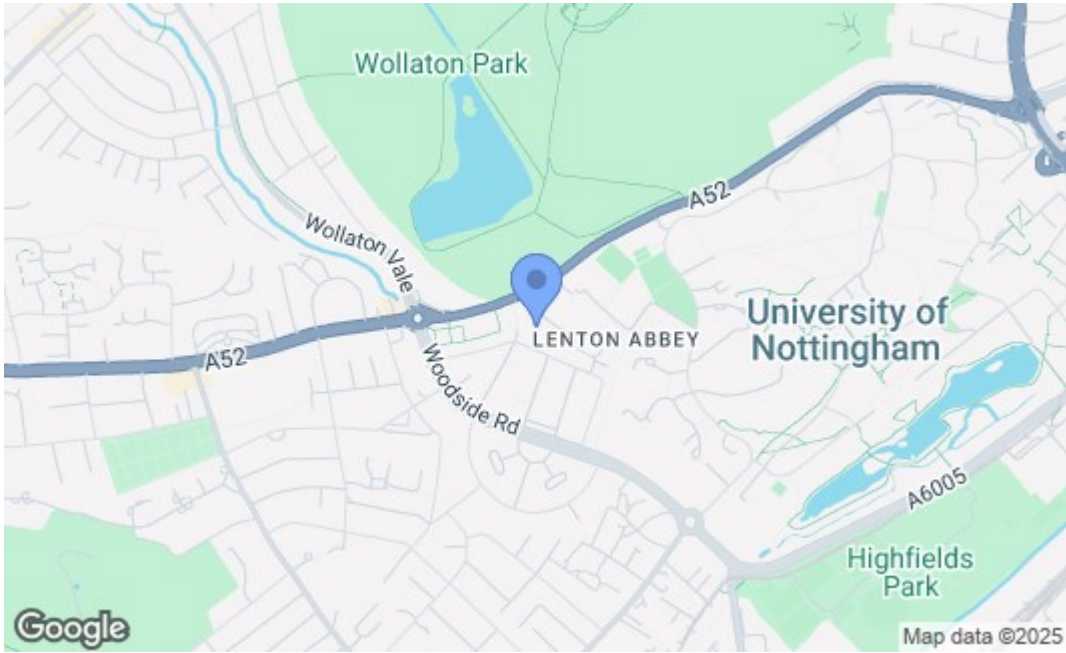
Has the Property Flooded?: No

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.



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(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 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		
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