



Winster Close,  
Lenton Abbey, Nottingham  
NG9 2SE

**£169,995 Freehold**

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Situated in the popular area of Lenton Abbey, this delightful end-terrace house on Winster Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout. The kitchen, is typically a functional area that complements the living space, allowing for easy meal preparation and dining.

The property features a well-appointed bathroom, ensuring that all essential amenities are readily available. The end-terrace design not only provides additional privacy but also offers the potential for a small outdoor space, ideal for enjoying the fresh air or tending to a garden.

Located in Lenton Abbey, residents can enjoy the tranquillity of suburban living while still being within easy reach of Nottingham's vibrant city centre. The area is well-served by local amenities, including shops, schools, and parks, making it a convenient choice for everyday living.

This end-terrace house on Winster Close presents an excellent opportunity for those looking to settle in a friendly community with a welcoming atmosphere. Whether you are a first-time buyer or seeking a rental property, this home is sure to meet your needs and provide a comfortable living experience.



## Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, and door to the lounge.

## Lounge

13'4" x 11'8" (4.08m x 3.57m )

Laminate flooring, UPVC double glazed window to the front, radiator and door to the kitchen.

## Kitchen

13'5" x 6'7" (4.11m x 2.01m )

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with electric hob and air filter over, tiled splashbacks, laminate flooring, space for a fridge freezer, plumbing for a washing machine, radiator, two UPVC double glazed windows to the rear, UPVC double glazed door to the rear, and a wall mounted Baxi combination boiler.

## First Floor Landing

With UPVC double glazed window to the side, loft hatch and doors to the bathroom and two bedrooms.

## Bedroom One

13'5" x 9'11" (4.1m x 3.04m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator and a built-in storage cupboard.

## Bedroom Two

10'0" x 8'6" (3.05m x 2.61m )

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

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, vinyl flooring, radiator, extractor fan, and UPVC double glazed window to the rear.

## Outside

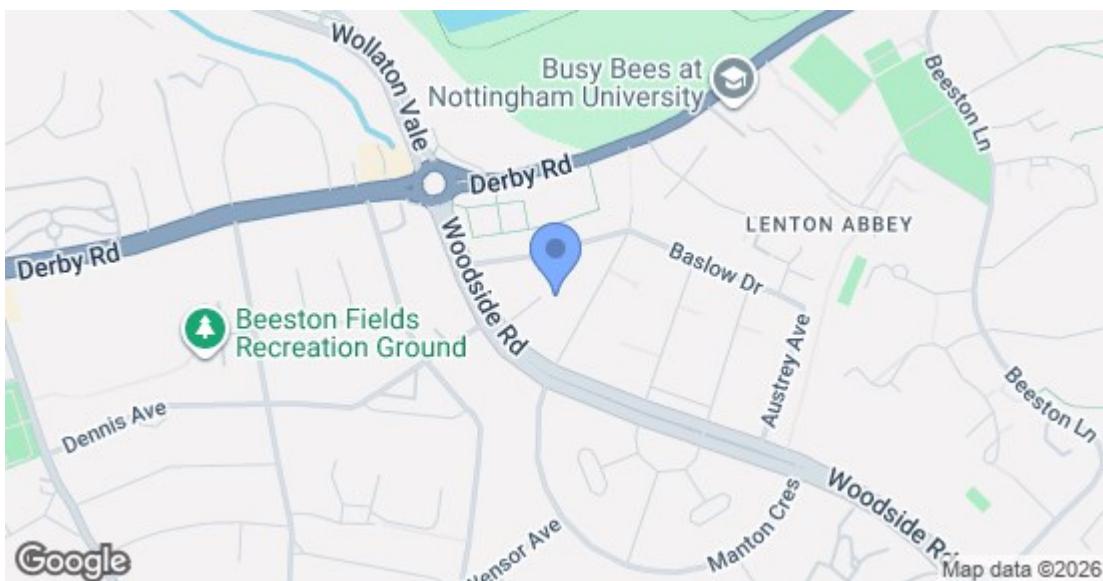
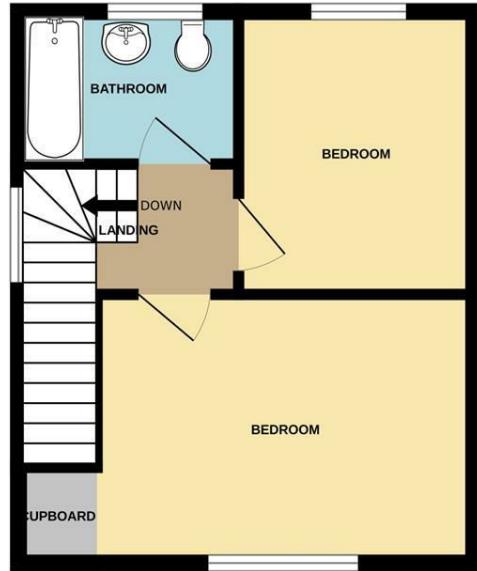
To the front of the property you will find a low-maintenance concrete driveway, and gated access to the single garage and rear garden, where you will find a small paved patio overlooking the lawn beyond, with fence boundaries.



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(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			65
(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.