Robert Ellis

look no further. . .

Woodside Road,
Lenton Abbey, Nottingham
NG9 2TL

£220,000 Freehold

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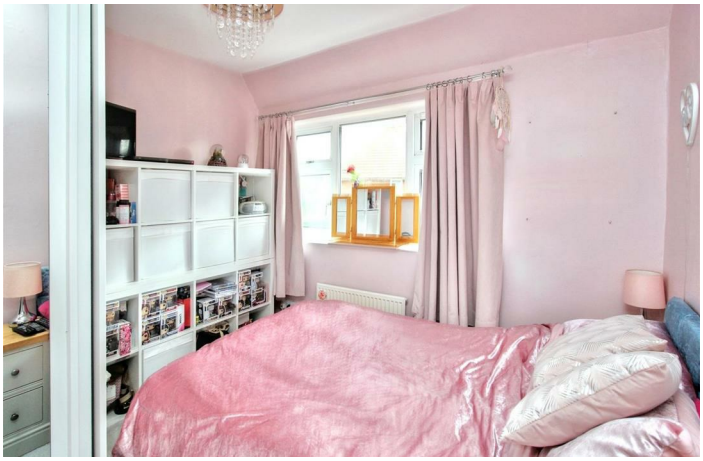
Located in the popular area of Lenton Abbey, Nottingham, this delightful semi-detached house on Woodside Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property includes parking, a valuable asset in this desirable location.

Lenton Abbey is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility. This home presents a wonderful opportunity for anyone looking to settle in a vibrant area of Nottingham. Don't miss the chance to make this charming property your own.



Entrance Hall
A composite entrance door, UPVC double glazed window to the side, stairs to the first floor, and doors to the kitchen and lounge.

Lounge
13'11" x 11'5" (4.26m x 3.49m)
A carpeted reception room with UPVC double glazed window to the front, and radiator.

Kitchen
11'4" x 6'5" (3.46m x 1.98m)
With a range of wall, base and drawer units, work surfaces, sink and drainer unit, tiled splashbacks, space for cooker and fridge freezer, plumbing for a dishwasher, radiator, UPVC double glazed window to the rear, and door to the rear hallway.

Rear Hallway
With a new Worcester combination boiler, plumbing for a washing machine, and composite door to the side.

Bathroom
Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the side, and radiator.

First Floor Landing
UPVC double glazed window to the side, loft hatch, and doors to the three bedrooms.

Bedroom One
11'5" x 11'1" (3.5m x 3.39m)
A carpeted double bedroom with UPVC double glazed window to the front, and radiator.

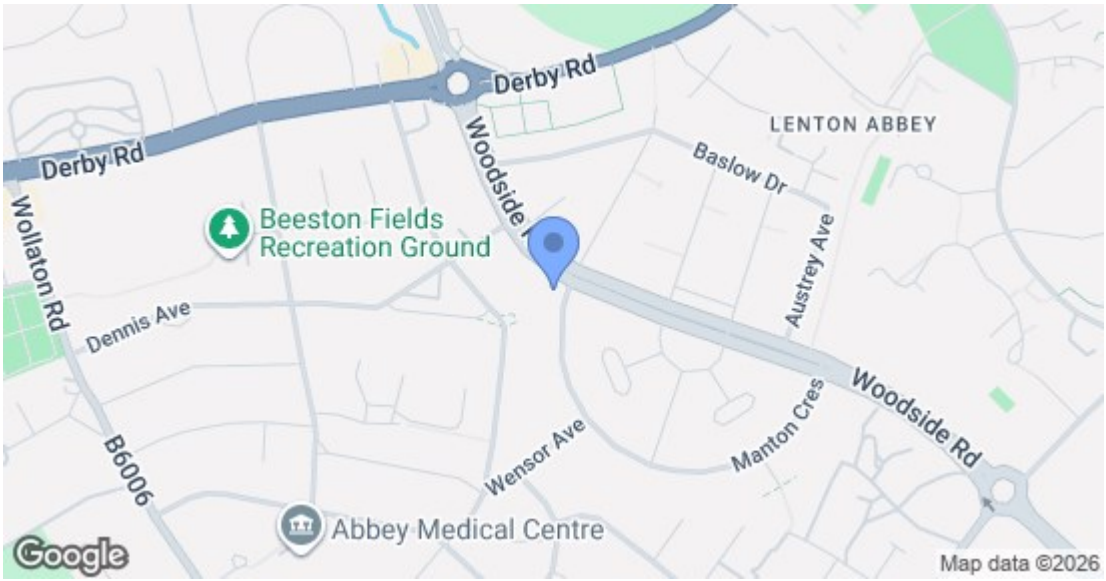
Bedroom Two
9'10" x 9'8" (3m x 2.96m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

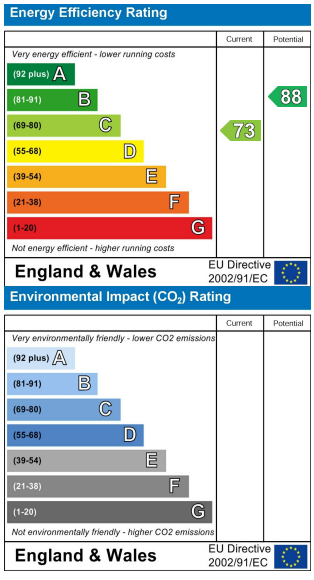
Bedroom Three
9'8" x 7'8" (2.95m x 2.35m)
A carpeted bedroom with UPVC double glazed window to the side, and radiator.

Outside
To the front of the property you will find a small lawned garden with a concrete driveway, offering ample off-road parking, and side access leading to the garage and the private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond.

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
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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