Robert Ellis

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Lindisfarne Gardens
Nottingham NG5 9NU

A THREE BEDROOM HOME FOR SALE
WITH FRONT AND REAR GARDENS

Offers Over £150,000 Freehold



Robert Ellis Estate Agents are delighted to present this three-bedroom semi-detached home, occupying a generous corner plot in the popular residential area of Top Valley. Offering well-proportioned accommodation throughout, this property is an excellent choice for first-time buyers, growing families or investors seeking a home with plenty of outdoor space.

The accommodation comprises an entrance hallway with useful built-in storage, leading through to a bright and spacious lounge. To the rear, the fitted kitchen provides a range of wall and base units with ample worktop space, while the adjoining conservatory creates a versatile additional reception area overlooking the garden, ideal for dining, entertaining or simply unwinding.

To the first floor are three well-sized bedrooms, including a generous principal bedroom with fitted wardrobes, together with a modern shower room featuring a walk-in shower, vanity unit and heated towel rail.

Occupying an enviable corner plot, the property enjoys gardens to the front, side and rear, with the enclosed tiered rear garden providing a private outdoor space with plenty of potential for keen gardeners or families.

Ideally located close to local shops, schools and everyday amenities, the property also benefits from excellent transport links to Arnold, Mapperley and Nottingham City Centre. This fantastic home combines space, convenience and potential, making it one not to be missed. Early viewing is highly recommended.





Entrance Hallway
UPVC double glazed entrance door, laminate flooring, wall mounted radiator, built-in storage cupboard, staircase leading to the first floor landing, understairs storage, door leading through to the living kitchen diner.

Living Kitchen Diner

Kitchen Diner
8'02 x 17'06 approx (2.49m x 5.33m approx)
UPVC double glazed window to the rear elevation, tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, space for a cooker with extractor hood above.

Living Area
14'17 x 10'93 approx (4.27m x 3.05m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, laminate flooring.

Conservatory
6'87 x 8'56 approx (1.83m x 2.44m approx)
Tiled flooring, UPVC double glazed windows surrounding, UPVC double glazed door leading out to the garden.

First Floor Landing
Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

Bathroom
8'30 x 5'11 approx (2.44m x 1.80m approx)
Linoleum flooring, two UPVC double glazed windows to the rear elevation, WC, vanity wash hand basin with mixer tap, walk-in shower enclosure with mains fed shower, UPVC splashbacks, heated towel rail.

Bedroom One
8'11 x 13'39 approx (2.72m x 3.96m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, coving to the ceiling, built-in wardrobes.

Bedroom Two
11'09 x 9'12 approx (3.58m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, coving to the ceiling.

Bedroom Three
8'14 x 5'64 approx (2.44m x 1.52m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, coving to the ceiling.

Front of Property
To the front of the property there are stairs leading to the entrance door with lawned gardens either side.

Rear of Property
To the rear of the property there is an enclosed tiered rear garden.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 6mbps 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



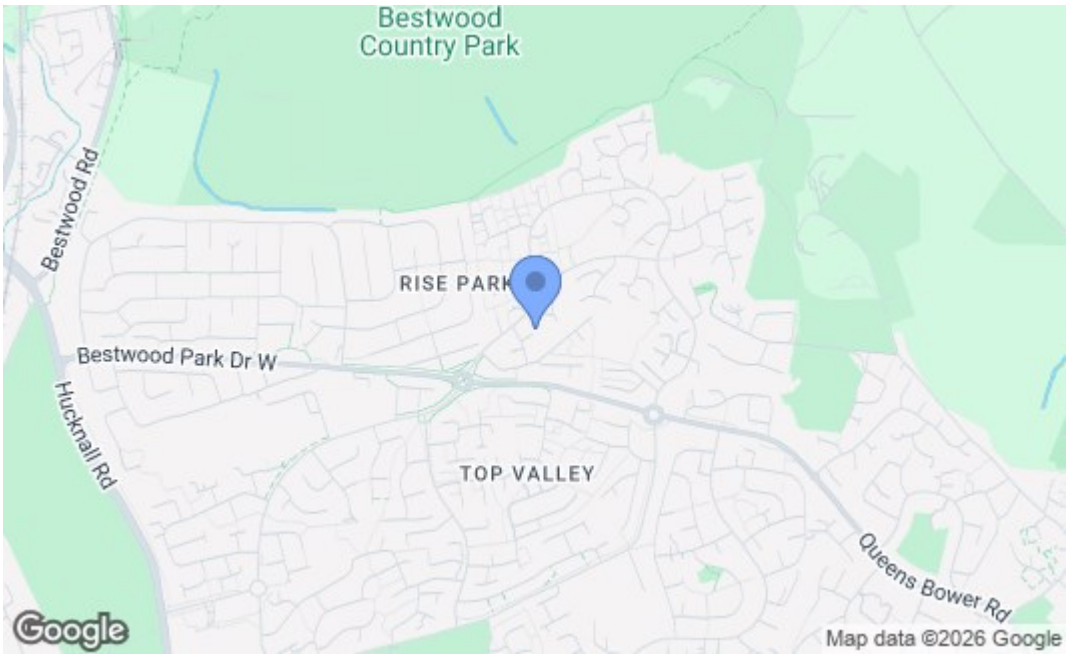


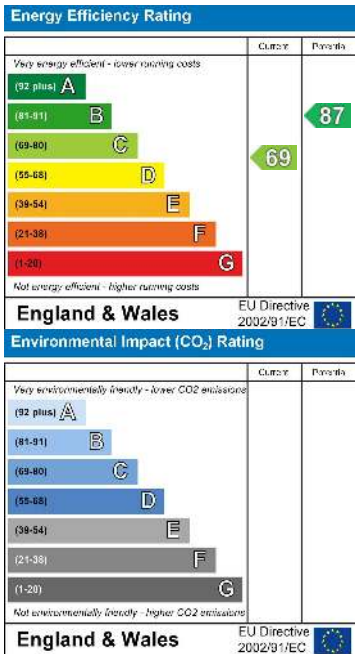












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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