

# HoldenCopley

PREPARE TO BE MOVED

Lascelles Avenue, Nottingham, Nottinghamshire NG4 4GB

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**Guide Price £220,000-£230,000**



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GUIDE PRICE £220,000 - 230,000

### PERFECT FAMILY HOME...

This three bedroom detached property is the ideal purchase for first time buyers and families alike. The property is well presented throughout and has a stunning landscaped garden with great views. Situated in a popular location this property is within easy reach of a range of local amenities such as eateries, shops, great local schools and excellent transport links into the City Centre! Internally to the ground floor there is an entrance hall, spacious lounge/diner and modern fitted kitchen with french doors leading to the rear garden. To the first floor there are three bedrooms comprising of two doubles and one single serviced by a three piece bathroom suite. Outside to the front of the property there is a lawn and a large block paved driveway and car port providing ample off road parking, to the rear there is a tiered landscaped garden featuring decking, a lawn and a range of flowers and shrubs together with a shed for storage.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Three Piece Bathroom Suite
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- Private Enclosed Garden
- Popular Location
- Driveway And Car Port
- 360 Virtual Tour
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'10" x 3'11" (1.8 x 1.2 )  
The entrance hall has carpeted flooring, a radiator, a round UPVC double glazed window to the side elevation and a UPVC double glazed door providing access to the accommodation

Lounge/Diner

10'9" x 22'7" (3.3 x 6.9)  
The lounge/diner has wooden laminate flooring, a radiator, a UPVC double glazed window to the front elevation and UPVC double glazed french doors leading to the rear garden

Kitchen

9'10" x 7'10" (3.0 x 2.4 )  
The kitchen has tiled flooring, a range of wall and base fitted wooden units, an integrated cooker and five ring gas hob with an extractor fan, an integrated fridge freezer, built in washer/dryer, an integrated dishwasher, a stainless steel round sink with a swan neck mixer tap and drainer, recessed lighting, a UPVC double glazed window to the rear elevation and a UPVC double glazed door leading to the rear garden

FIRST FLOOR

Landing

9'6" x 6'2" (2.9 x 1.9)  
The landing has carpeted flooring, a loft hatch with a drop down ladder, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

10'2" x 12'5" (3.1 x 3.8)  
The first bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

10'9" x 9'6" (3.3 x 2.9)  
The second bedroom has wooden laminate flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

6'6" x 6'10" (2.0 x 2.1)  
The third bedroom has wooden laminate flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

5'6" x 6'2" (1.7 x 1.9)  
The bathroom has tiled flooring, a dual flush low level WC, a pedestal hand basin, a fitted bath with a mains fed shower over and enclosure with chrome fixtures, a chrome towel rail and fitted shelf with mirror panelling, recessed lighting and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property there is a large block paved driveway which provides ample off road parking, a tiered lawn and a car port to the side of the property

Rear

The rear of the property has a private enclosed tiered garden with decking, a vibrant lawn, a range of plants and shrubs, a shed and fence panelling surrounding the boundary

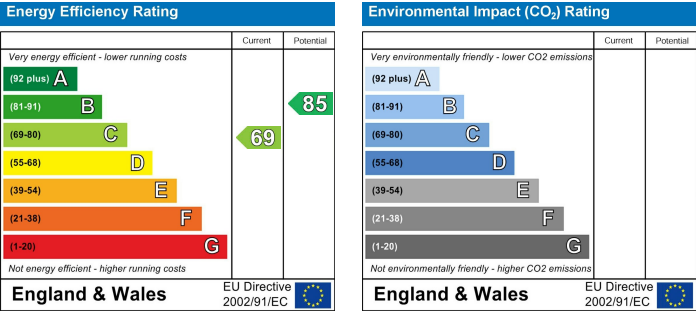
Carport

The carport is at the side of the property and provides shelter for off road parking

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**396.65 Sq Ft - 36.85 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**766.18 Sq Ft - 71.18 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**369.53 Sq Ft - 34.33 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**766.18 Sq Ft - 71.18 Sq M**

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