

HoldenCopley

PREPARE TO BE MOVED

Lancaster Way, Strelley, Nottinghamshire NG8 6PH

Guide Price £260,000

Lancaster Way, Strelley, Nottinghamshire NG8 6PH



GUIDE PRICE £260,000 - £270,000

NO UPWARD CHAIN...

This four bedroom detached house would be the perfect purchase for any growing family as it offers an abundance of indoor and outdoor space whilst being well presented throughout, making it ready to move straight into! Situated in a quiet residential location with easy access to the M1 and various amenities including shops, eateries, transport links into Nottingham City Centre and is within catchment area to great schools including Djanogly Strelley Academy and many more. To the ground floor is an entrance hall, two reception rooms, a modern fitted kitchen, a conservatory, a utility room, a W/C and to the first floor are four good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway and garage providing off road parking and to the rear is a private enclosed garden.

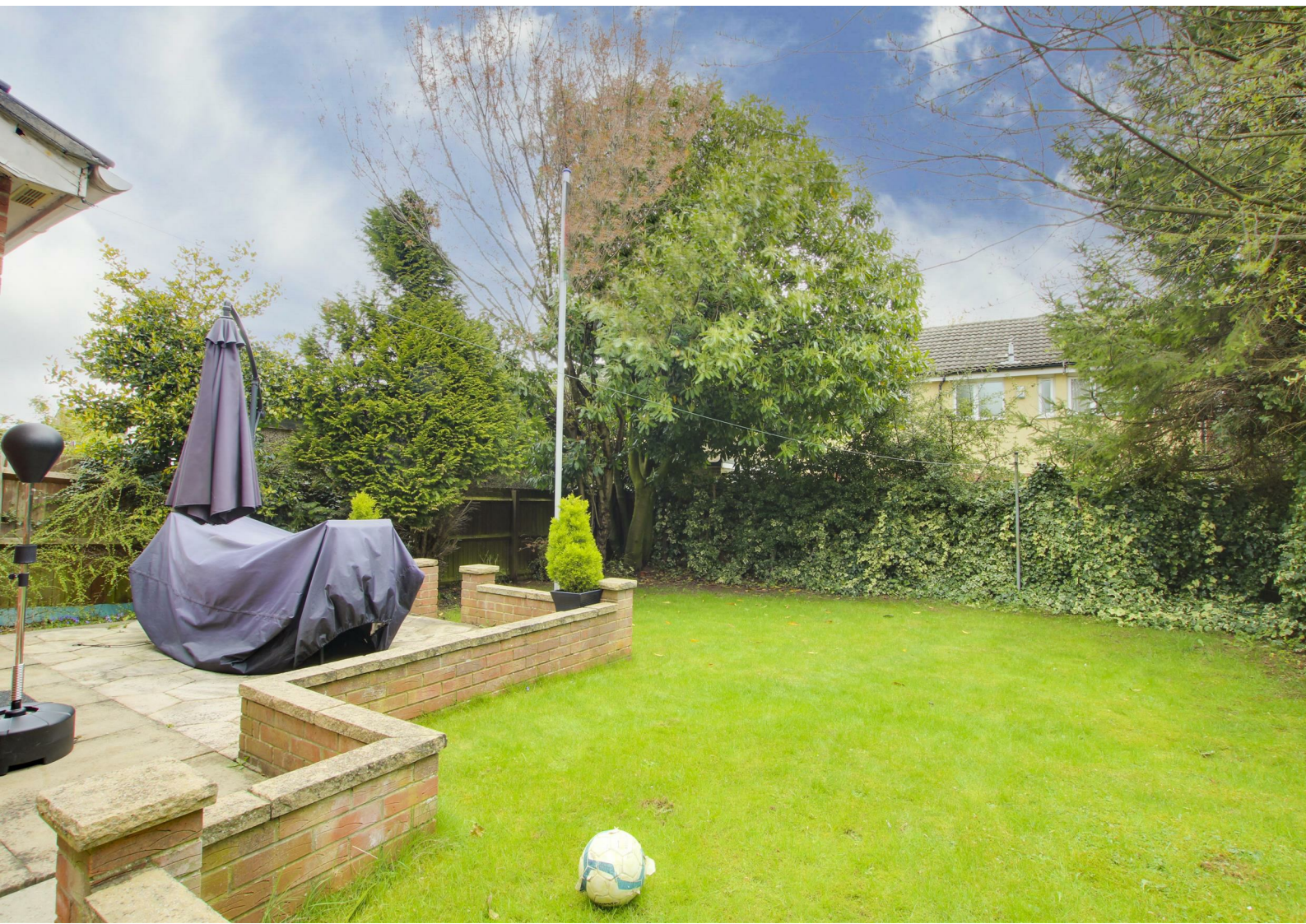
MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Ground Floor W/C & Utility Room
- Conservatory
- Three Piece Bathroom Suite
- Well Presented Throughout
- Driveway & Garage
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*11" x 12*1" (0.9 x 3.7)

The entrance hall has wood effect flooring, carpeted stairs and provides access into the accommodation

Living Room

13*9" x 18*0" (4.2 x 5.5)

The living room has wood effect flooring, a wall mounted radiator, a TV point and a UPVC double glazed bay window to the front elevation

Dining Room

11*9" x 8*10" (3.6 x 2.7)

The dining room has wood effect flooring, a wall mounted radiator, coving to the ceiling and sliding patio doors to the conservatory

Conservatory

8*2" x 9*2" (2.5 x 2.8)

The conservatory has tiled flooring, a wall mounted radiator, coving to the ceiling, a UPVC double glazed window to the side elevation and sliding French doors to the garden

Kitchen

8*2" x 11*5" (2.5 x 3.5)

The kitchen has tiled flooring, a wall mounted radiator, coving to the ceiling, an under the stairs cupboard, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, an integrated oven with an electric hob and extractor hood and a UPVC double glazed window to the rear elevation

Utility

8*2" x 11*5" (2.5 x 3.5)

The utility room has tiled flooring, a wall mounted radiator, coving to the ceiling, fitted base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, space and plumbing for a washing machine, space for a dishwasher, an integrated wine rack, a wall mounted boiler and a UPVC double glazed window and door to the rear garden

W/C

4*3" x 4*3" (1.3 x 1.3)

This space has wood effect flooring, a wall mounted radiator, coving to the ceiling, a low level flush W/C, a corner fitted vanity wash basin with storage, tiled splashback and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

6*10" x 10*2" (2.1 x 3.1)

The landing has carpeted flooring, a wall mounted radiator and provides access to a boarded loft and the first floor accommodation

Master Bedroom

11*9" x 14*1" (3.6 x 4.3)

The main bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling, a built-in cupboard, fitted sliding wardrobes and two UPVC double glazed windows to the front elevation

Bedroom Two

8*2" x 12*5" (2.5 x 3.8)

The second bedroom has wood effect flooring, a wall mounted radiator, coving to the ceiling, fitted wardrobes and a UPVC double glazed window to the front elevation

Bathroom

7*6" x 6*6" (2.3 x 2.0)

The bathroom has tiled flooring, a wall mounted radiator, partially tiled walls, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower, an extractor fan and a UPVC double glazed obscure window to the side elevation

Bedroom Three

9*6" x 9*6" (2.9 x 2.9)

The third bedroom has wood effect flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bedroom four

7*2" x 9*6" (2.2 x 2.9)

The fourth bedroom has wood effect flooring, a wall mounted radiator, fitted wardrobes and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property are a range of plants and shrubs, a driveway and access to a single garage providing off road parking

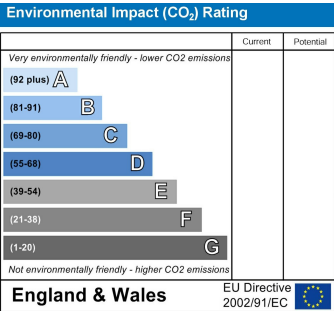
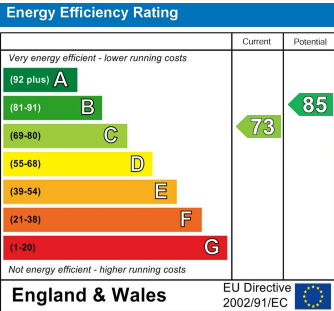
Rear

To the rear of the property is a large enclosed garden with a patio area, a lawn, panelled fencing, a range of plants and shrubs and mature trees

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
638.52 Sq Ft - 59.32 Sq M
Approx. Gross Internal Area of the Entire Property:
1202.44 Sq Ft - 111.71 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:
563.92 Sq Ft - 52.39 Sq M
Approx. Gross Internal Area of the Entire Property:
1202.44 Sq Ft - 111.71 Sq M

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