



**Lynemouth Court, Nottingham, NG5 8TY**  
**Offers In The Region Of £195,000**



# Lynemouth Court Nottingham NG5 8TY

Liberty Gate are proud to offer for sale this well presented modern built home in the much sought after location of Arnold.

The home has been well cared for by the current owners and would make an ideal first time buy or stable rental property.

## Introduction

Liberty Gate are proud to offer for sale this well presented modern built home in the much sought after location of Arnold.

In brief the property has two double bedrooms served by a family bathroom, spacious lounge with patio doors to the garden, Kitchen and downstairs WC.

The home has been well cared for by the current owners and would make an ideal first time buy or stable rental property with the following accommodation;

## Entrance Hall

Upon entering the property you are greeted by a bright hall way, with glazed door into the kitchen and further access to the lounge and Downstairs WC.

The space is neutrally finished and offers an insight into the pleasant decor that flows through the home.

## Kitchen

The kitchen is located to the front of the property with a window the front, with a range of modern base and wall units for storage, integrated oven hob and extractor and space for fridge freezer.

## Lounge

Moving into the bright and spacious lounge, the room is flooded with natural light from the patio doors into the rear enclosed garden.

The area is spacious enough to comfortably accommodate a range of furniture including sofa and a small dining table.

## Bedroom One

Upstairs the home is perfectly formed with Two Double bedrooms, the first of which is situated to the back of the home as is a generous double bedroom, with space comfortably for a variation of bedroom furniture.



## Bedroom Two

Bedroom Two is similarly formed to the first but to the front of the property, with integrated storage, and neutral decor.

## Bathroom

The bathroom is a modern three piece white suite with shower over bath, again neutrally finished and well cared for.

## Outside

To the front of the home and positioned towards the end of a no through cul-de-sac is parking for two cars, side access can be granted through to the enclosed rear garden. The garden is completely fenced with timber panels in great condition with a patio area and space laid to lawn.

## Location

Arnold is a location perfectly served via its own town centre with a range of shops, bars and restaurants. The area has become increasingly popular with families and first time buyers growing into a sought after location further benefitting from Nottingham's city centre being easily accessible via public transport or car.

The home falls into the catchment areas for Primary Level:Richard Bonington Primary and Nursery School Secondary Level:Redhill Academy.

## DISCLAIMER

Fixtures and fittings other than those mentioned are to be agreed with the Seller.

All measurements are approximate and are taken using a laser tape.

Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

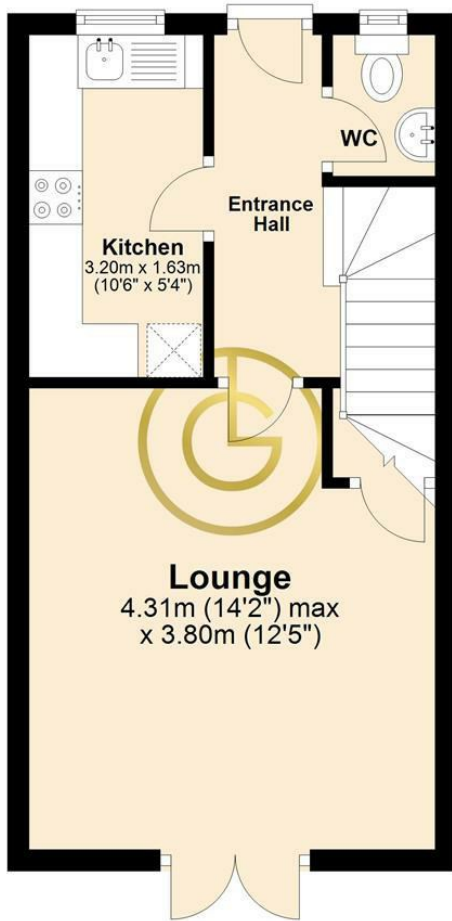
## Money Laundering

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## Ground Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



## First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



Total area: approx. 57.8 sq. metres (621.8 sq. feet)

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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