



Lilleker Rise
Arnold, Nottingham NG5 8HS

WELL PRESENTED EXTENDED THREE
BEDROOM SEMI DETACHED FAMILY HOME!

Offers In The Region Of

£250,000 - £300,000

0115 648 5485



/robertellisestateagent



@robertellisea



A well-presented and extended three-bedroom semi-detached home, situated on a highly desirable road in Arnold, offering spacious and versatile accommodation ideal for modern family living.

Upon entering the property, you are welcomed by an entrance hall leading through to a comfortable reception room, perfect for relaxing or entertaining. This in turn flows into a generous kitchen diner, featuring a newly fitted kitchen with a contemporary finish and ample space for dining. A door from the kitchen provides direct access to the rear garden.

The rear garden is particularly impressive as it is a large space and mainly landscaped, offering an excellent outdoor space for families and entertaining. To the rear of the garden is access to a versatile additional room, ideal for use as a family room, gym or home office, depending on your needs.

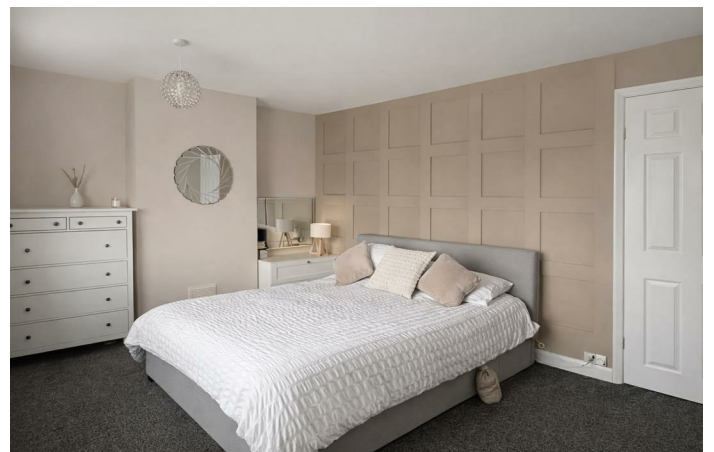
To the first floor, there are three well-proportioned bedrooms, including one bedroom benefitting from its own en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from a driveway providing off-road parking, access to the garage, and a front garden area.

The home has also been well maintained and updated, including a combination boiler installed approximately six years ago, a new roof completed six years ago, and a recently fitted fuse board installed just a few weeks ago, providing added peace of mind for prospective buyers.

Conveniently located close to well-regarded schools, local shops and excellent transport links, this property offers both practicality and a sought-after residential setting.

An early viewing is highly recommended!



Entrance Hallway

UPVC double glazed entrance door giving access to the entrance hallway comprising linoleum flooring, staircase leading to the first floor landing, door leading through to the living room.

Living Room

13'20 x 12'49 approx (3.96m x 3.66m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, door leading through to the kitchen.

Kitchen Diner

15'61 x 11'91 approx (4.57m x 3.35m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated electric oven with four ring gas hob over and extractor hood above, tiled splashbacks, space and point for a fridge freezer, ample space for a dining table, laminate flooring, two UPVC double glazed windows to the rear elevation, store providing useful pantry space, wall mounted radiator, UPVC double glazed door to the rear elevation leading out to the rear garden.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Bedroom One

13'13 (to the wardrobes) x 9'79 approx (3.96m (to the wardrobes) x 2.74m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two

6'29 x 13'74 approx (1.83m x 3.96m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, recessed spotlights to the ceiling, door to the en-suite.

En-Suite

6'54 x 5'40 approx (1.83m x 1.52m approx)

Vinyl flooring, UPVC double glazed window to the rear elevation, shower cubicle with electric shower over, tiled splashbacks, recessed spotlights to the ceiling, handwash basin with mixer tap, WC.

Bedroom Three

9'13 x 8'36 approx (2.74m x 2.44m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bathroom

5'96 x 6'47 approx (1.52m x 1.83m approx)

Vinyl flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, extractor fan, recessed spotlights to the ceiling, vanity wash hand basin with mixer tap, WC, panelled bath with electric shower over.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area leading to a large lawned space and additional decked area to the rear providing ideal seating space, fencing to the boundaries, outdoor water tap, access to home office/family room.

Home Office/Family Room

6'52 x 13'78 approx (1.83m x 3.96m approx)

Laminate flooring, UPVC double glazed French doors leading out to the garden, power, lighting and plumbing, door leading through to storage.

Storage

6'48 x 9'28 approx (1.83m x 2.74m approx)

Wooden door, power and lighting.

Front of Property

To the front of the property there is a driveway providing off the road parking, access to storage, lawned front garden, pathway leading to the front entrance door, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

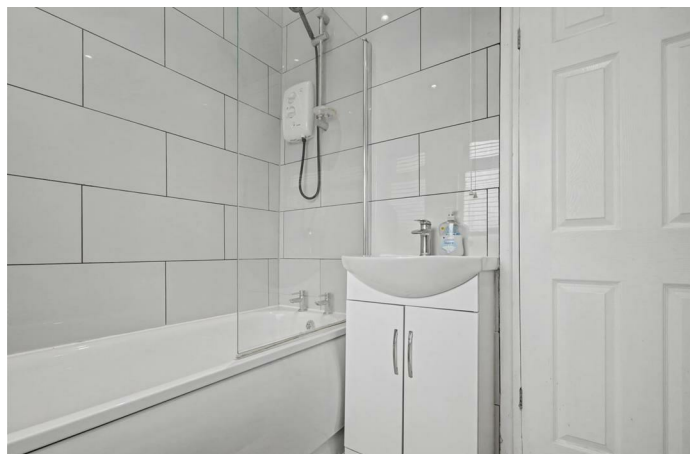
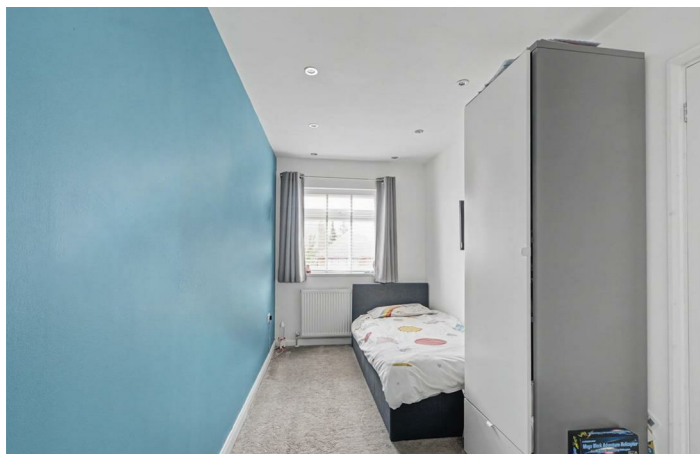
Flood Risk: No flooding in the past 5 years

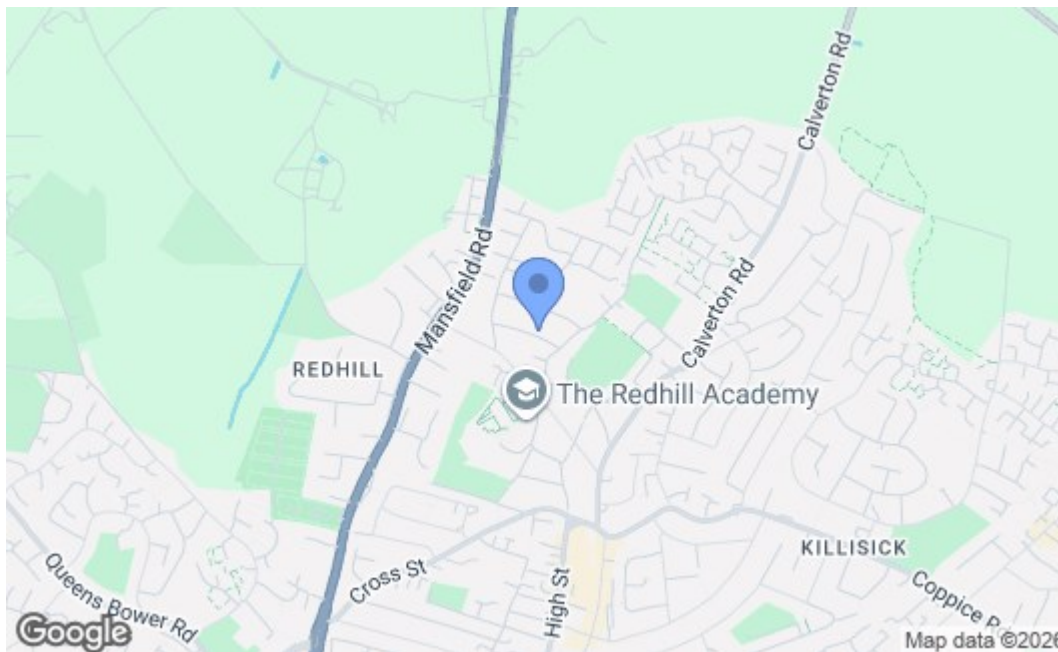
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.