



£469,990

Shipleigh Close, Mapperley, Nottingham NG3 5TF

EPC Rating B



A well presented four bedroom detached house part of the Davidsons development, holding the remainder of a 10 year NHBC license and has the benefit of having no upward chain.

In brief the property has a good sized lounge to the front which feels light and airy, there is a separate office ideal for todays living and a WC. To the rear of the property is a modern kitchen diner with a utility room which has plumbing for a washing machine and space for a dryer. The kitchen has modern wall and base units with integral fridge freezer, dishwasher, built in oven, microwave, gas hob and has patio doors leading to the rear garden.

To the first floor is the family bathroom having a white suite and four good sized bedrooms with the master bedroom having an en-suite shower room and fitted wardrobes.

To the front of the property is a good sized driveway leading to a detached garage with light and power, gated access leads to the rear garden which has a paved patio area and Astroturf, making it an ideal entertaining space.

Mapperley is known for being popular residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

- Freehold
- Council tax band E

HALLWAY 12' 11" x 6' 3" (3.96m x 1.93m)

LIVING ROOM 16' 9" x 11' 0" (5.13m x 3.36m)

OFFICE 6' 10" x 6' 2" (2.10m x 1.89m)

WC 6' 1" x 3' 0" (1.86m x 0.93m)

KITCHEN/DINER 24' 2" x 15' 3" (7.39m x 4.66m)

UTILITY ROOM 6' 2" x 5' 8" (1.88m x 1.74m)

LANDING 10' 7" x 3' 1" (3.24m x 0.96m)

MASTER BEDROOM 10' 11" x 10' 9" (3.34m x 3.28m)

ENSUITE 6' 9" x 5' 8" (2.08m x 1.73m)

BEDROOM TWO 12' 9" x 8' 11" (3.90m x 2.72m)

BATHROOM 7' 6" x 6' 0" (2.30m x 1.83m)

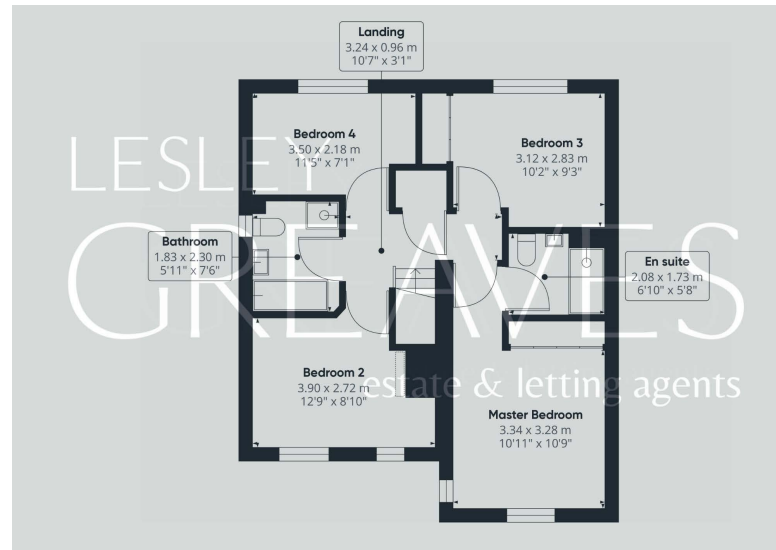
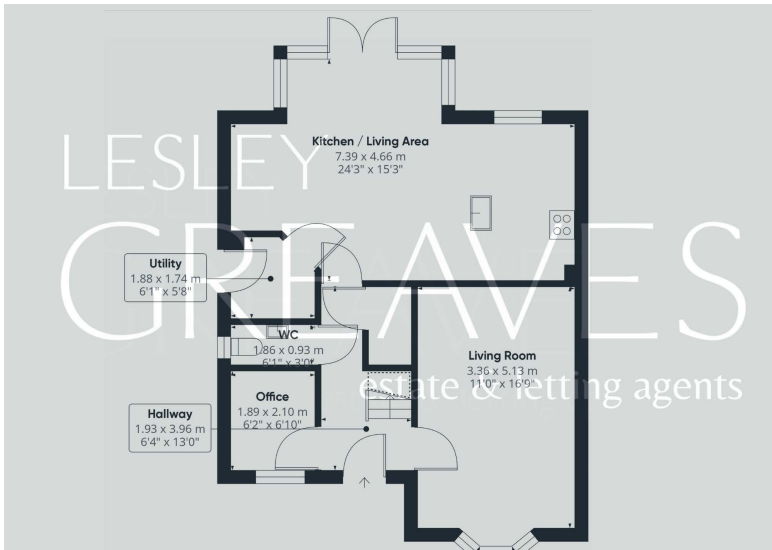
BEDROOM THREE 10' 2" x 9' 3" (3.12m x 2.83m)

BEDROOM FOUR 11' 5" x 7' 1" (3.50m x 2.18m)

GARAGE 19' 5" x 10' 2" (5.92m x 3.12m)







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

