

# £240,000

KILNWOOD CLOSE  
NOTTINGHAM

- DETACHED HOUSE
- THREE BEDROOMS
- MODERN KITCHEN
- LIVING ROOM
- INTEGRAL GARAGE & DRIVEWAY
- CLOSE TO CITY CENTRE
- EPC E



# Detached House in a Cul-de-Sac Near Nottingham City Centre

THIS WELL-PRESENTED DETACHED HOUSE IS IDEALLY SITUATED IN A PEACEFUL CUL-DE-SAC CLOSE TO NOTTINGHAM CITY CENTRE AND ON A CONVENIENT BUS ROUTE. THE PROPERTY FEATURES A BRIGHT AND SPACIOUS INTERIOR WITH STYLISH WOOD PANNELLING IN THE LIVING ROOM, WHICH ALSO HAS A PATIO DOOR LEADING TO THE REAR GARDEN, PROVIDING EASY ACCESS TO OUTDOOR SPACE.

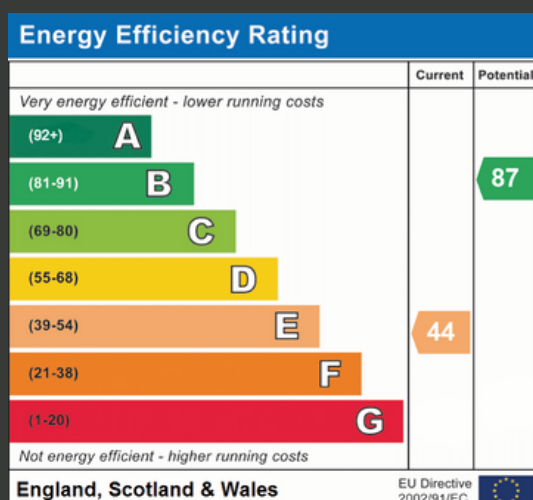
THE ACCOMMODATION SPANS TWO FLOORS, WITH THE GROUND FLOOR OFFERING A WELCOMING LIVING ROOM THAT BENEFITS FROM PLENTY OF NATURAL LIGHT AND DIRECT ACCESS TO THE GARDEN THROUGH THE PATIO DOORS. THE MODERN KITCHEN IS EQUIPPED WITH A FRIDGE FREEZER, DISHWASHER, AND A BREAKFAST BAR, PERFECT FOR CASUAL DINING. THERE IS ALSO DIRECT ACCESS TO THE GARAGE FROM THE KITCHEN, MAKING IT CONVENIENT FOR STORAGE AND PROVIDING ADDITIONAL FUNCTIONALITY.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS. THE MASTER BEDROOM IS PARTICULARLY SPACIOUS AND OFFERS PLENTY OF ROOM FOR A LARGE BED AND ADDITIONAL FURNITURE. THE FAMILY BATHROOM IS MODERN AND INCLUDES A BATH WITH AN OVERHEAD SHOWER, A BASIN, AND A WC.

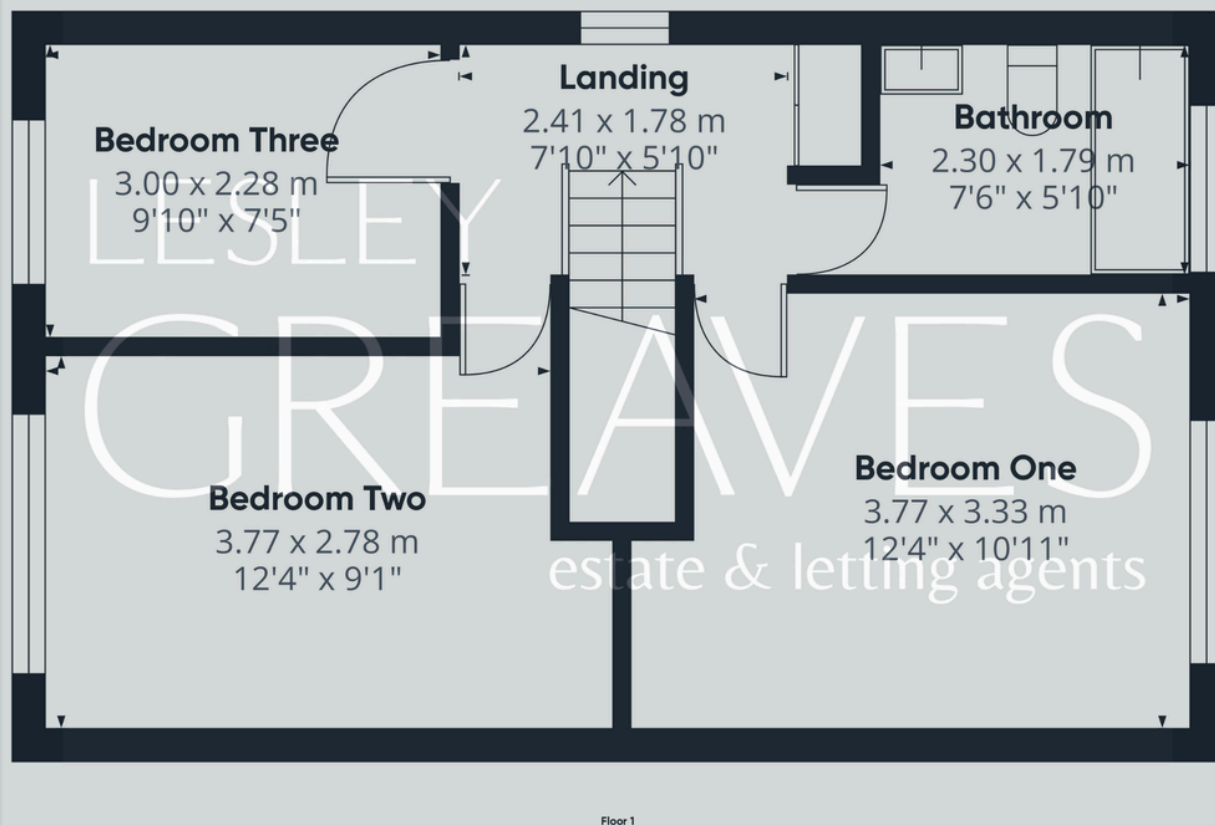
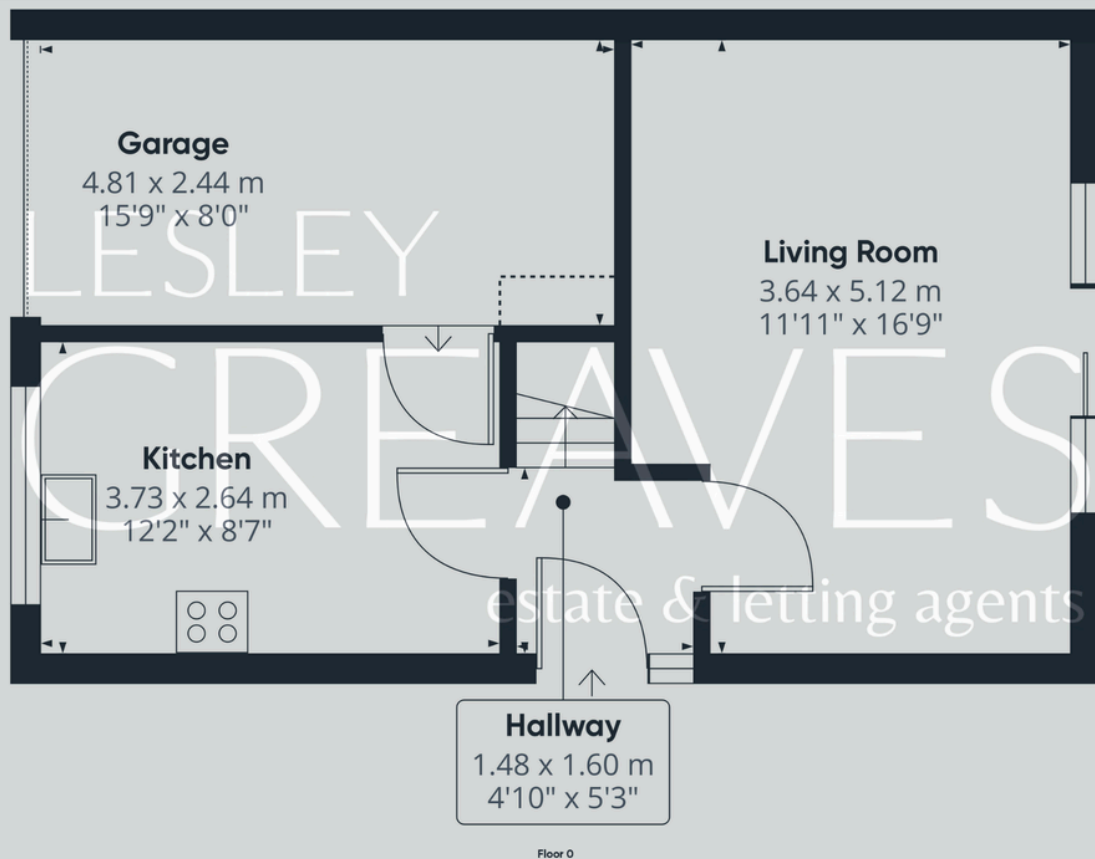
EXTERNALLY, THE PROPERTY BOASTS A LOW-MAINTENANCE REAR GARDEN WITH A DECKED AREA, IDEAL FOR OUTDOOR ENTERTAINING. THE FRONT OF THE HOUSE OFFERS OFF-ROAD PARKING AND A SINGLE INTGRAL GARAGE, PROVIDING ADDITIONAL STORAGE AND CONVENIENCE.

THIS PROPERTY IS PERFECT FOR THOSE SEEKING A COMFORTABLE FAMILY HOME IN A DESIRABLE LOCATION CLOSE TO ALL THE AMENITIES OF NOTTINGHAM CITY CENTRE.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 68 SQ METERS







## Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk