



LESLEY  
GREAVES  
estate & letting agents

# £400,000-£425,000

## Guide Price

### KENRICK ROAD NOTTINGHAM

- DETACHED BUNGALOW
- THREE BEDROOMS
- DINING KITCHEN
- LARGE LIVING ROOM
- DOUBLE GARAGE
- POPULAR LOCATION
- EPC D



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# Spacious Three-Bedroom Detached Bungalow in Sought-After Location

THIS SPACIOUS THREE-BEDROOM DETACHED BUNGALOW, SITUATED IN THE HIGHLY SOUGHT-AFTER MAPPERLEY AREA, OFFERS IMMENSE POTENTIAL FOR MODERNISATION AND PERSONALISATION. BOASTING A SPACIOUS BLOCK-PAVED DRIVEWAY WITH AMPLE PARKING FOR MULTIPLE VEHICLES.

UPON ENTERING, A WELCOMING ENTRANCE HALL LEADS TO A SPACIOUS LOUNGE, HIGHLIGHTED BY A STONE-SURROUND FIREPLACE THAT SERVES AS A FOCAL POINT. A SLIDING DOOR PROVIDES SEAMLESS ACCESS TO THE CONSERVATORY, ENHANCING THE SENSE OF SPACE AND FLOODING THE ROOM WITH NATURAL LIGHT. THE PROPERTY ALSO FEATURES A GENEROUSLY SIZED DINING KITCHEN WITH AMPLE STORAGE, COMPLEMENTED BY A SEPARATE UTILITY ROOM WITH SPACE FOR APPLIANCES.

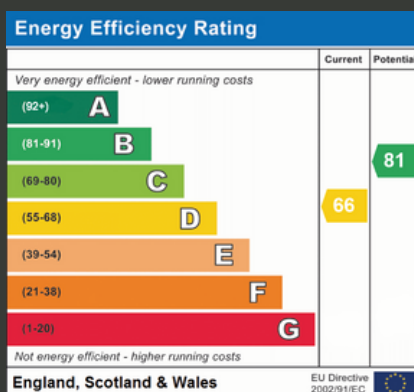
THE THREE BEDROOMS INCLUDE A MASTER WITH FITTED WARDROBES, WHILE THE VERSATILE THIRD BEDROOM CAN DOUBLE AS A HOME OFFICE. A SPACIOUS SHOWER ROOM COMPLETES THE INTERIOR.

THE ENCLOSED REAR GARDEN OFFERS A PRIVATE AND SECURE OUTDOOR SPACE, IDEAL FOR RELAXATION OR ENTERTAINING, WITH THE ADDED BENEFIT OF DIRECT ACCESS TO THE DOUBLE GARAGE. THE PROPERTY ALSO PROVIDES CONVENIENT ACCESS TO THE GARDEN AND GARAGE THROUGH A SIDE GATE.

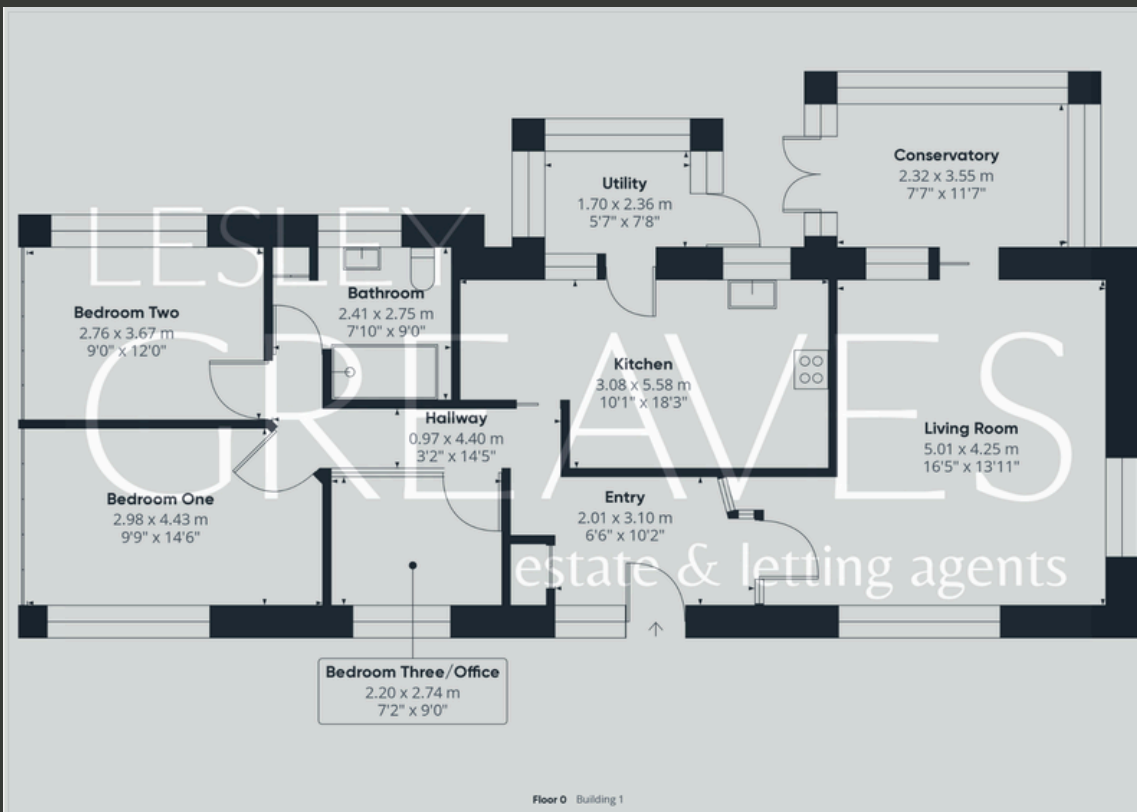
LOCATED WITHIN EASY REACH OF MAPPERLEY'S VIBRANT SHOPS, RESTAURANTS, AND EXCELLENT TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE, THIS PROPERTY IS AN EXCELLENT OPPORTUNITY TO CREATE YOUR IDEAL HOME IN A PRIME LOCATION.

THIS PROPERTY REPRESENTS AN EXCEPTIONAL OPPORTUNITY TO CREATE YOUR DREAM HOME IN A HIGHLY DESIRABLE AREA. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL OF THIS DELIGHTFUL BUNGALOW.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 94 SQ METERS







## Lesley Greaves Estate & Lettings Agents

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