



46 Lilleker Rise, Arnold – NG5 8HS

Guide Price **£240,000**

DavidJames
the estate agent



46 Lilleker Rise

Arnold, Nottingham

Beautiful 2-bed semi-detached home close to Arnold's amenities and boasting a neutral lounge, beautiful kitchen with bi-folds and a contemporary bathroom plus a landscaped garden and driveway!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

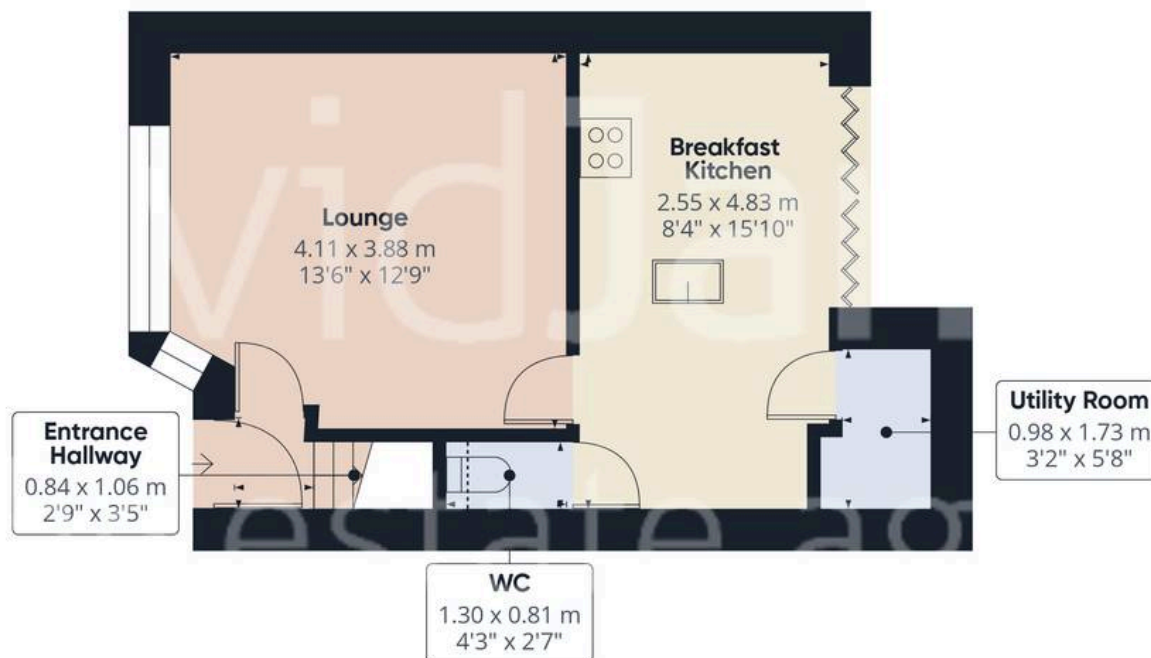
EPC Environmental Impact Rating: D

- Beautifully presented semi-detached family home
- An ideal move-in ready first time purchase
- Corner plot location within easy reach of Arnold's nearby amenities and frequent bus services
- Bright and welcoming lounge with neutral decor and contemporary lighting
- Beautiful modern breakfast kitchen with bi-fold doors and integrated appliances
- Convenient utility room and downstairs WC
- Two double bedrooms (main bedroom with built-in wardrobe)
- Stylish contemporary bathroom with a twin-head overbath shower and feature tiling
- Superb and generous landscaped rear garden with feature patio seating space
- Paved driveway providing convenient off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

60.4 m²

650 ft²

Reduced headroom

0.1 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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