



10 Lime Tree Avenue, Nottingham – NG8 6AB

Guide Price £310,000

DavidJames  
the estate agent





## 10 Lime Tree Avenue

Nottingham, Nottingham

GUIDE PRICE £310,000-£320,000 Located in a cul-de-sac, this 3 bed detached family home offers excellent nearby transport links in addition to 2 reception rooms, a low-maintenance garden and parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Detached three-bedroom home in a peaceful cul-de-sac
- Large extended lounge/dining room including two focal gas fireplaces – ideal for entertaining and family gatherings
- Generous galley-style kitchen and separate utility room with garden access
- Bay-fronted main bedroom with en-suite
- Second double bedroom with built-in storage and versatile third bedroom – home office, nursery or guest space
- Light and airy family bathroom
- Low-maintenance, enclosed rear garden with large patio area
- Outbuilding offering useful storage
- Private driveway and garage providing secure off-street parking
- Excellent potential to personalise and add value















Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

127.9 m<sup>2</sup>

1377 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

6 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.