



DavidJames
the estate agent

60 Thackerays Lane, Woodthorpe – NG5 4JD

Guide Price **£350,000**



60 Thackerays Lane

Woodthorpe, Nottingham

Fantastic opportunity to modernise with no chain! Traditional detached family home in a great location with two spacious reception rooms, 3 beds and a lovely southerly-facing rear garden with garage!

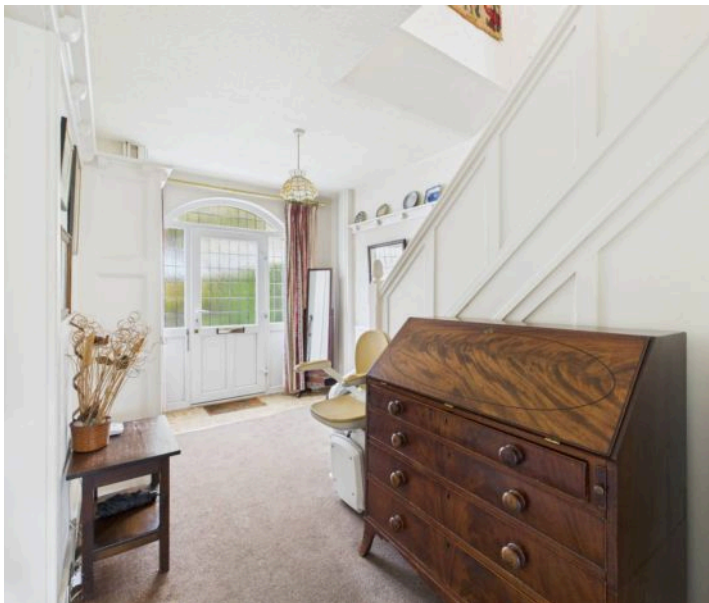
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional detached three-bedroom family home
- Great location close to local amenities, schools, bus services and easy access into Nottingham City Centre
- Versatile accommodation with lots of potential to modernise and personalise
- Two bright and spacious reception rooms (lounge with additional sitting area and separate dining room)
- Well-equipped kitchen with fitted units, contemporary handles and space for freestanding appliances
- Practical good-sized utility room with separate downstairs WC
- Three well-proportioned double bedrooms (two of which have fitted wardrobes with vanity units)
- Good-sized five-piece bathroom suite with separate shower enclosure with mains shower
- Beautiful southerly-facing rear garden with paved patio area, well-maintained lawn and established planting
- Generous driveway and garage providing off-street parking for two vehicles









Floor 0

Approximate total area⁽¹⁾

126.7 m²

1365 ft²

Reduced headroom

0.7 m²

7 ft²



Floor 1

(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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • 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.