



20 Lilleker Rise, Arnold – NG5 8HS

Guide Price **£200,000**

DavidJames
the estate agent



20 Lilleker Rise

Arnold, Nottingham

Charming 2 bed semi-detached home close to Arnold's excellent amenities and bus services! Spacious lounge, dining kitchen, bathroom, superb garden and off-street parking. Viewing highly recommended!

Council Tax band: B

Tenure: Freehold

- Charming semi-detached home ideal for a first-time buyer or investor
- Shops and bus routes just a short walk away with Arnold town centre close by
- Bright and spacious lounge with a feature decorative fireplace
- Well-equipped dining kitchen with base and wall units plus ample room for a dining table and chairs
- Additional rear hallway with a convenient downstairs WC
- Two double bedrooms (including main bedroom with built-in wardrobes and second bedroom with sliding door wardrobes)
- Three-piece bathroom suite with mains shower over the bath and a semi-recessed basin with bathroom storage
- Gas central heating with a Worcester combination boiler
- Good-sized rear garden featuring a large, paved patio ideal for outdoor dining
- Detached garage and driveway providing off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

57.4 m²
618 ft²

Reduced headroom

0.5 m²
5 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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