



## 17 Lynton Gardens, Arnold - NG5 7HA

Guide Price £300,000 - £325,000



## 17 Lynton Gardens

Arnold, Nottingham

GUIDE PRICE £300,000–£325,000 Three bedroom detached home close to schools, green space and bus links with two reception rooms, breakfast kitchen, conservatory, private garden, driveway and garage!

Council Tax band: D

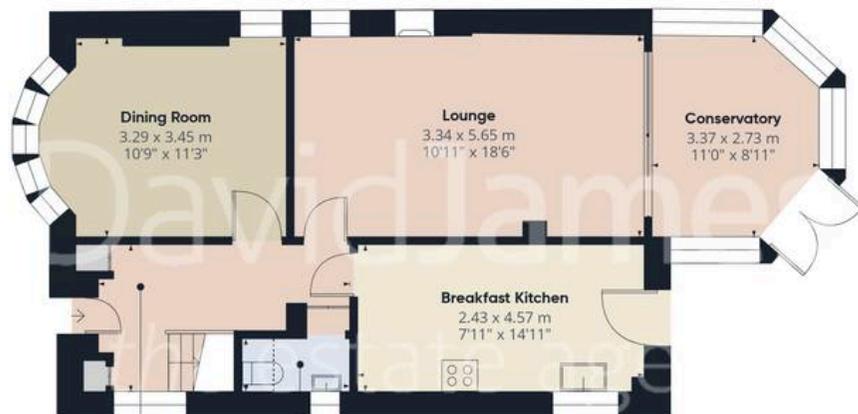
Tenure: Freehold

- Spacious traditional detached family home with no onward chain
- Quiet and sought-after Arnold location near schools, green space and bus links
- Welcoming hallway with cloakroom WC for added convenience
- Two bright and spacious reception rooms (lounge and separate dining room)
- Large light-filled conservatory overlooking the rear garden
- Well-equipped breakfast kitchen with a range of integrated appliances
- Three well-proportioned bedrooms (main bedroom with fitted wardrobes)
- Spacious three-piece shower room with fitted combination basin and WC
- Delightful private rear garden with patio, decked seating area and lawn
- Garage with front and side driveway providing ample off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

101.3 m<sup>2</sup>

1091 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 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

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