

# property details **approval form**

16 Lutterell Way, West Bridgford, Nottingham, Nottinghamshire, England, NG2 6HJ

**Date:** 17 March 2026

**Property Ref and Version:** WBF103660 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** Rossell House 13 Tudor Square, West Bridgford, NOTTINGHAM, Nottinghamshire, NG2 6BT

**T** 01159 819828 **E** westbridgford@williamhbrown.co.uk

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## >> **price**

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£295,000

Tenure: Freehold

## >> **key features**

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- > THREE BEDROOM SEMI DETACHED HOME
- > TWO RECEPTION ROOMS
- > CONSERVATORY
- > LARGE REAR GARDEN
- > OFF ROAD PARKING
- > HIGHLY DESIRED LOCATION
- > CHAIN FREE
- > EPC Rating: D

## >> **short description**

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William h brown have pleasure in advertising this excellent three bedroom semi-detached home, situated on an excellent sized plot and offered on a chain free basis!

## >> **long description**

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This spacious three bedroom semi detached home is proudly being offered to market. Offered on a chain free basis, accommodation briefly comprises of an entrance hall, living room, dining room, kitchen and conservatory. Upstairs, the landing leads to three bedrooms alongside the family bathroom. Externally, the property benefits from a large rear garden, predominantly laid to lawn,

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Entrance Hall**

Door to front aspect, storage cupboard, doors to:

### **Living Room**

Window to front aspect, fireplace, radiator, television point, open to dining area

### **Dining Area**

Radiator, door to kitchen, doors leading to conservatory

### **Kitchen**

Fitted with wall and base units, window to rear aspect, door to rear hall

### **Conservatory**

Doors leading to rear garden

### **Bedroom One**

Window to front aspect, radiator

### **Bedroom Two**

Window to rear aspect, radiator

### **Bedroom Three**

Window to front aspect, radiator

### **Bathroom**

Separate WC, wash hand basin, shower cubicle, window to side and rear aspects

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## >> **property images**



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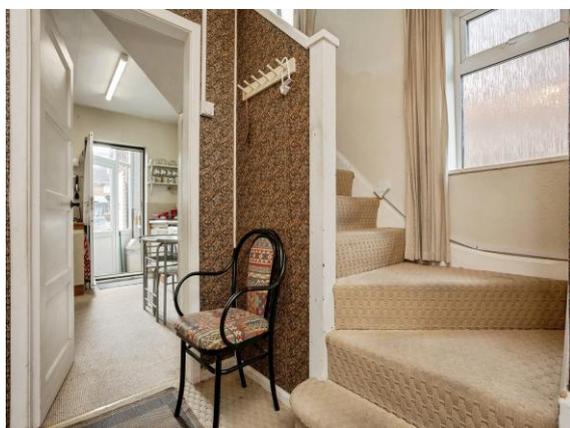
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## >> property images



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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Matthew Steward</b>		
<b>Ms J.A. Tuqatjian</b>		

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