

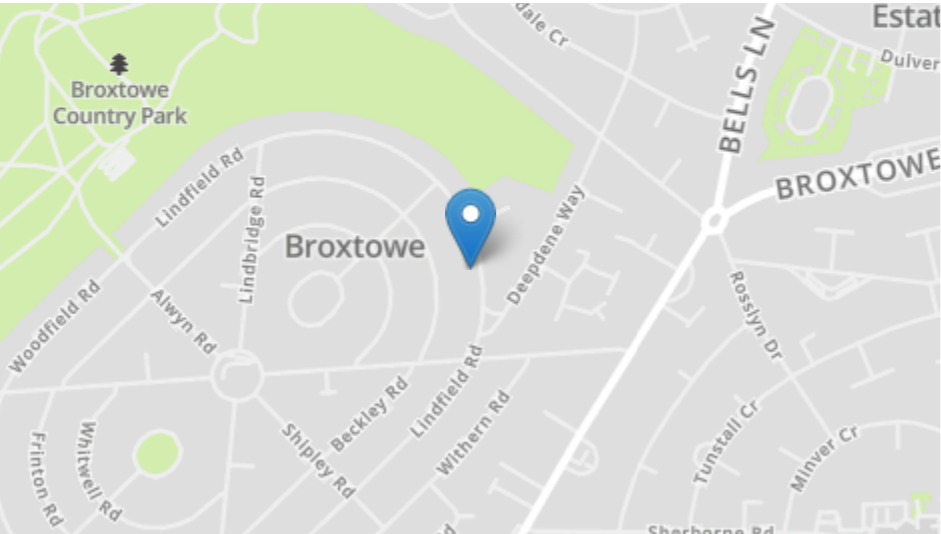
Lindfield Road, NG8 6HL

Offers Over £160,000



Lindfield Road, NG8 6HL

Offers Over £160,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terraced House
- 3 Bedrooms
- Generous Dining Kitchen
- Conservatory
- Off Road Parking
- West Facing Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28871430

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



STEP ONTO THE LADDER IN STYLE A superb first time buy, ideally located close to Nottingham city centre and excellent commuter routes, this three bedroom terraced property offers 'ready to move in' accommodation. Features include a generous dining kitchen, conservatory, and a west facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a low maintenance west facing garden, perfect for soaking up the summer sun. Located within easy reach of Nottingham city centre, amenities include road, train and tram links, along with nearby schools and shops. Whether you are a first time buyer, investor, or looking to downsize, contact Watsons to arrange a viewing and avoid disappointment.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.55m x 3.45m (14' 11" x 11' 4") UPVC double glazed window to the front, wood effect laminate flooring, radiator and door to the dining kitchen.

Dining Kitchen

5.05m x 2.65m (16' 7" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & 4 ring gas hob with extractor over, fridge & freezer. Plumbing for washing machine, tiled flooring, 2 uPVC double glazed windows to the rear, radiator and doors to the pantry and conservatory.

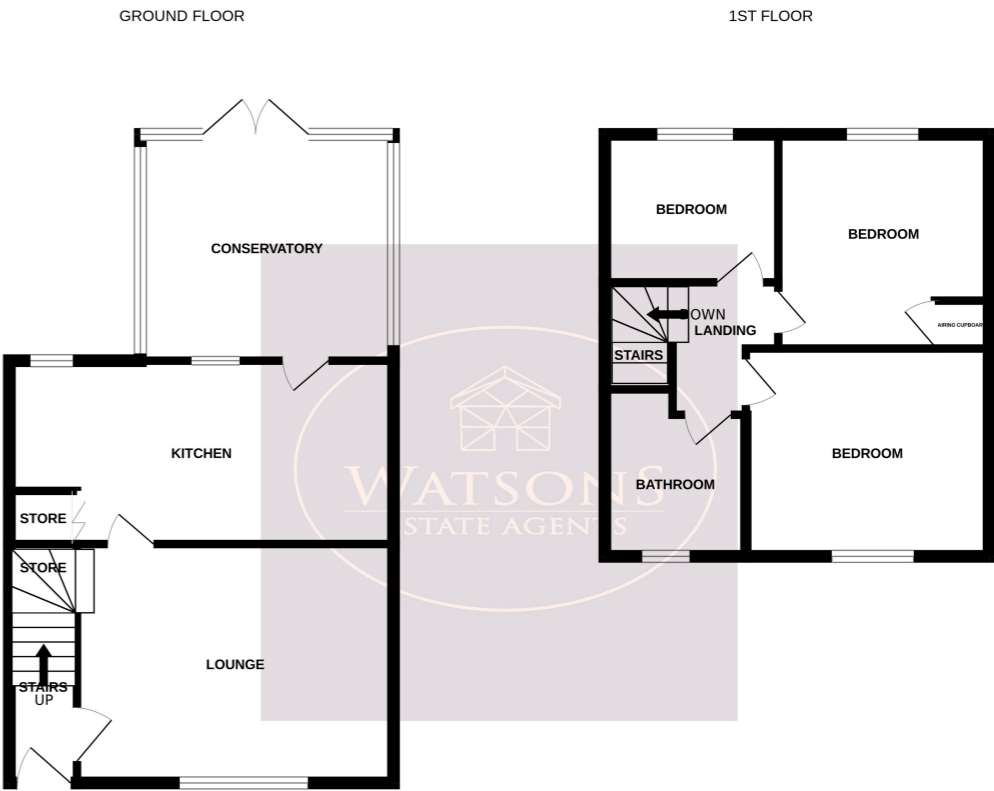
Conservatory

3.93m x 3.36m (12' 11" x 11' 0") Brick & uPVC double glazed construction, wood effect laminate flooring and door to the rear garden. Plumbing for washing machine and taps.

First Floor

Landing

Doors to all bedroom and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Bedroom 1

3.46m x 2.99m (11' 4" x 9' 10") UPVC double glazed window to the front and radiator. Wood effect laminate flooring,

Bedroom 2

3.12m x 3.0m (10' 3" x 9' 10") UPVC double glazed window to the rear and radiator. Storage cupboard housing the combination boiler. Wood effect laminate flooring,

Bedroom 3

2.52m x 2.17m (8' 3" x 7' 1") UPVC double glazed window to the rear and radiator. Wood effect laminate flooring,

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the front and heated towel rail. Wood effect laminate flooring,

Outside

To the front of the property a concrete driveway provides ample off road parking. The West facing rear garden comprises a paved patio seating area. The garden is enclosed by timber fencing to the perimeter.