



4 bed detached house to buy in

Lawrence Drive, Brinsley, Nottingham,
Nottinghamshire, NG16 5AU

£275,000 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Water Feature in the Garden
- ✓ Underfloor Heating in Kitchen and Bathroom
- ✓ Four Bedroom
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Offered for sale this four bedroom extended detached house. Lawrence Drive is conveniently located approximately 3 miles from Junction 27 of the M1 offering access to the motorway network, and Nottingham and Derby City Centres . The well presented accommodation comprises of an entrance hall, cloaks/w/c, large lounge, dining room and large kitchen to the ground floor. Four bedrooms and bathroom to the first floor, guest bedroom with en suite. Outside there is a block paved driveway to the front which leads to the garage. Gated access to the side leads to the enclosed rear garden. Property currently rented with income of £16,800 per annum. Viewing is strongly recommended.

Entrance

Door to the front elevation, a welcoming entrance hall that gives access to the large lounge, cloaks/w.c, dining kitchen and staircase to the first floor.

Cloaks/W.C

Having low flush w/c and wash hand basin. Storage cupboard and tiling to the walls. Central heating radiator.

Lounge 6.48m (21'3") x 3.66m (12'0")

Access from the entrance hall leads to the beautiful large lounge which is bright and spacious due to the double glazed window to the front elevation and double glazed window and double glazed French door to the enclosed rear garden. Feature gas fire with fire surround. Central heating radiator.

Dining Room 4.44m (14'7") x 2.51m (8'3")

Having double glazed patio door to the rear elevation, central heating radiator and spotlights to the ceiling. Door giving access to the kitchen.

Kitchen 5.18m (17'0") x 2.13m (7'0")

Double glazed window to the rear elevation, door giving access to the enclosed rear garage. Sink inset into work surfaces with mixer taps., built in double oven, hob and extractor hood. Built in fridge and dish washer. Tiling to the floor. Spotlights to the ceiling.

First Floor/Landing

Double glazed window to the side elevation, access to the four bedrooms and family bathroom.

Bedroom One 3.56m (11'8") x 3.05m (10'0")

Double glazed window to the rear elevation , fitted wardrobes and central heating radiator.

Bedroom Two 3.30m (10'10") x 3.05m (10'0")

Double glazed window to the front elevation, fitted wardrobes and central heating radiator.

Bedroom Three 2.54m (8'4") x 1.98m (6'6")

Double glazed window to the front elevation and central heating radiator.

Bedroom Four/Guest Bedroom 3.00m (9'10") x 2.31m (7'7")

Double glazed window to the front elevation and central heating radiator. Access to the en suite shower room.

En Suite

Double glazed frosted window to the rear elevation, white suite comprising of walk in shower with shower over, wash hand basin and low flush w/c. Tiling to the walls, spotlights to the ceiling and tiling to the floor.

Bathroom

Frosted double glazed window to the rear elevation, white four piece suite comprising of panelled bath, double walk in shower, low flush w/c and feature wash hand basin with mixer taps. Spot lights to the ceiling, tiling to the walls and tiling to the floor. Chrome heated towel rail.

Garden

Block paved garden to the front elevation leading to the garage, garage with up and over door, power and lighting. Gated access to the side leading to the enclosed rear garden. The garden is well stocked with plants and shrubs, has a patio area and is mainly laid to lawn. Fenced borders.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Detached House

Parking: Off Street, Driveway

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

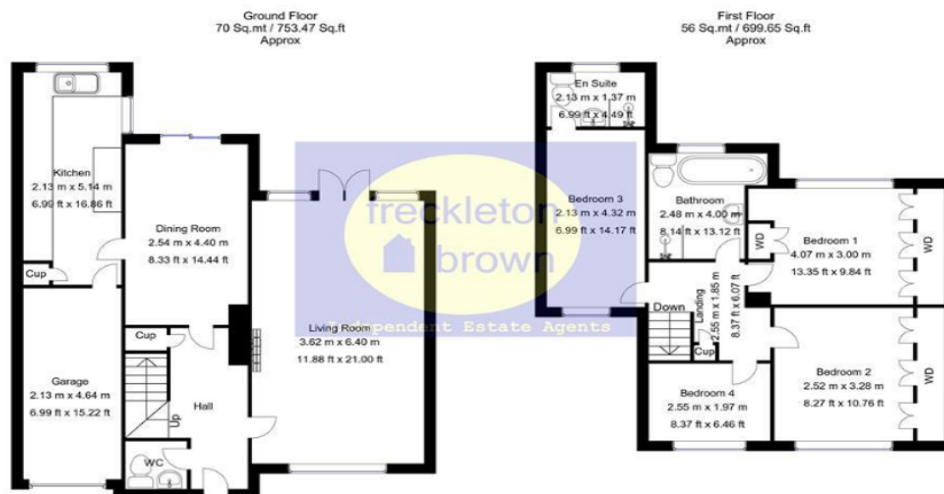
Water: Direct mains water

Water meter: No

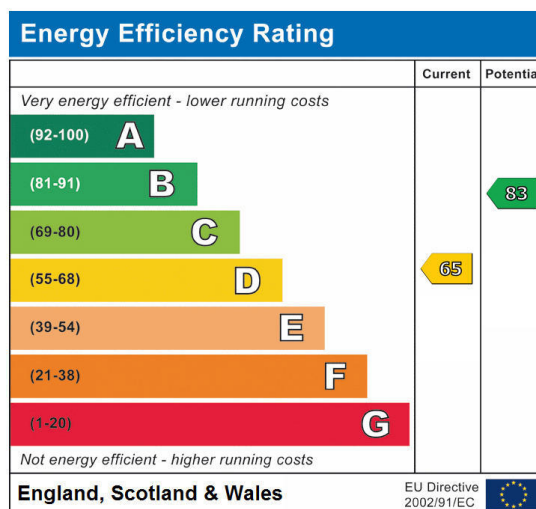
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Contact your local branch today for more information on this property:

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