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ASKING PRICE

**£230,000**

**Flatts Lane**

Nottingham, NG14 6LA

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## PROPERTY SUMMARY

A spacious and extended semi-detached house situated in a popular village location, close to local shops, amenities, and Colonel Frank Seely Academy. Originally renovated in 2006 with certified structural works to convert the external walls to cavity brick, the property has been well maintained and offers flexible family living.

On the ground floor, there is a full-width kitchen with a utility area, flowing seamlessly into a centrally heated conservatory that overlooks the rear garden. The lounge and separate dining room provide generous living space, while a downstairs bathroom features both a bath and a separate shower cubicle, offering practicality for family life.

Upstairs, there are three comfortable bedrooms, along with an additional toilet, providing plenty of space for a growing family or guests.

Externally, the property benefits from a gated gravel driveway to the front with further access to the rear, plus a large enclosed lawned garden and full-width patio area—ideal for outdoor entertaining or relaxing in privacy. This property combines spacious, practical interiors with a convenient location, making it an excellent opportunity for families seeking a ready-to-enjoy home.

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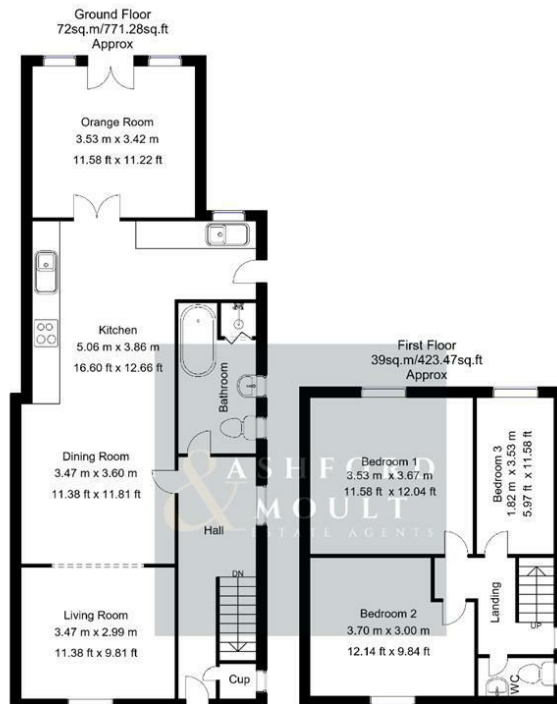








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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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## LOCAL AUTHORITY

## TENURE

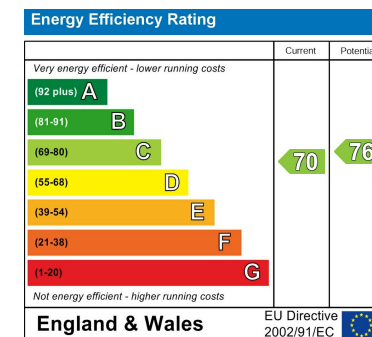
Freehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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