



Price Guide £270,000 Freehold

17 LACEY GROVE | ANNESLEY | NOTTINGHAM | NG15 0EG

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PRICE GUIDE £270,000-£280,000

AESTHETIC FAMILY HOME. Nestled in the charming area of Lacey Grove, Annesley, Nottingham, this delightful semi detached house offers a perfect blend of modern living and aesthetic appeal. The location is ideal for those seeking a peaceful neighbourhood while still being conveniently close to local amenities and transport links, making it an excellent choice for families and professionals alike.

Upon entering the property, you are greeted by a hallway that leads to the spacious lounge that exudes warmth and comfort, perfect for relaxation or entertaining guests. The ground floor also features a contemporary kitchen and dining room, designed with both style and functionality in mind. This area is equipped with modern appliances and ample storage, making it a joy to cook and dine. Additionally, a utility room provides extra convenience, ensuring that household chores are easily managed.

Moving to the first floor, you will find well-proportioned bedrooms that offer a serene retreat at the end of the day. Each room is designed with modern aesthetics, featuring large windows that allow natural light to flood in, creating a bright and airy atmosphere. The bathrooms are equally impressive, fitted with stylish fixtures and finishes that enhance the overall appeal of the home.

Outside, the property boasts a beautifully landscaped garden that is both inviting and low-maintenance. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. The end mews position provides added privacy, making it an ideal spot for families or those who appreciate a peaceful environment. With its modern design and thoughtful layout, this property is a true gem in Annesley, ready to welcome its new owners.





Hall
Hallway leading to;

Lounge 16'2" x 16'7"
Spacious lounge area with carpeted flooring, central heating radiator, and three surrounding windows allowing plenty of natural light, featuring a minimalist and aesthetic design ready for you to add your own touch.

Kitchen/Dining Room 9'5" x 15'3"
Sleek matte dark grey cabinets with ample worktop space, herringbone flooring, and integrated appliances including an oven and grill, electric hob, inset sink, and fridge/freezer, with plenty of room for your desired dining furniture, patio doors to the rear elevation, and a modern radiator.

Utility 6'5" x 6'4"
Same cabinets as the kitchen, with cupboard space and an ideal area for a coffee machine, air fryer, and other small appliances.

WC 3'4" x 6'4"
Low flush WC and hand wash basin.

Landing
Landing leading to;

Bedroom One 8'7" x 12'6"
Spacious master bedroom with carpeted flooring, modern panelled walls, front elevation window, built-in wardrobe, and access to its own en-suite.

En Suite 8'7" x 3'9"
En suite with three piece suite including low flush WC, hand wash basin and shower.

Bedroom Two 9'7" x 7'7"
Carpeted bedroom with central heating radiator and a front elevation window, ideal as a nursery.

Bedroom Three 9'7" x 7'6"
Carpeted flooring, central heating radiator and a window to the rear. Currently lends itself as a dressing room.

Bathroom 6'3" x 6'5"
Three piece bathroom with bath, low flush WC and hand wash basin.

Garage
Spacious garage with room for a vehicle or storage.

Outside
Driveway to the front with space for one

car, a well-maintained lawn area with trees and bushes, and to the rear a patio area with a small, well-maintained lawn space.





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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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