



GUIDE PRICE £290,000 -
£320,000
Ladybank Rise, Arnold, Nottingham,



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with clarity and confidence.

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"I absolutely fell in love with this home! The three great-sized bedrooms are perfect, the location couldn't be better, and I love that it's ready to move straight into. It really feels like one of those places where you can instantly picture yourself making happy memories. This one definitely stole my heart!"

- Courtney, Valuer



A CHARMING CORNER PLOT HOME

Offering well-presented accommodation throughout, this wonderful home is ready for the next owners to move straight in and enjoy.

With three well-proportioned bedrooms, versatile living space and the added benefit of a larger-than-average plot, it provides an ideal setting for first-time buyers, families or those looking to settle within a sought-after residential location.



THE FINER DETAILS

This delightful three-bedroom home offers well-presented and versatile accommodation, ideally suited to a range of buyers looking for a comfortable home in a desirable setting.

The ground floor welcomes you with an inviting entrance hall leading to a modern, fully equipped gloss kitchen, while the spacious living/dining room provides a fantastic place to relax and entertain, complete with French doors opening out onto the rear garden. A convenient ground floor WC completes the accommodation.

To the first floor, the property continues to impress with three generously sized bedrooms, including a principal bedroom benefiting from its own en suite shower room. A modern family bathroom is also conveniently positioned off the landing, providing practicality for family living and guests alike.

Externally, the property enjoys an attractive approach with steps leading up to the front entrance, a private driveway providing off-road parking, and a garage offering additional storage or secure parking. The rear garden is a particular highlight, featuring an expansive, well-maintained lawn, a dedicated seating area ideal for outdoor entertaining, and mature surrounding shrubs providing privacy and a pleasant backdrop.





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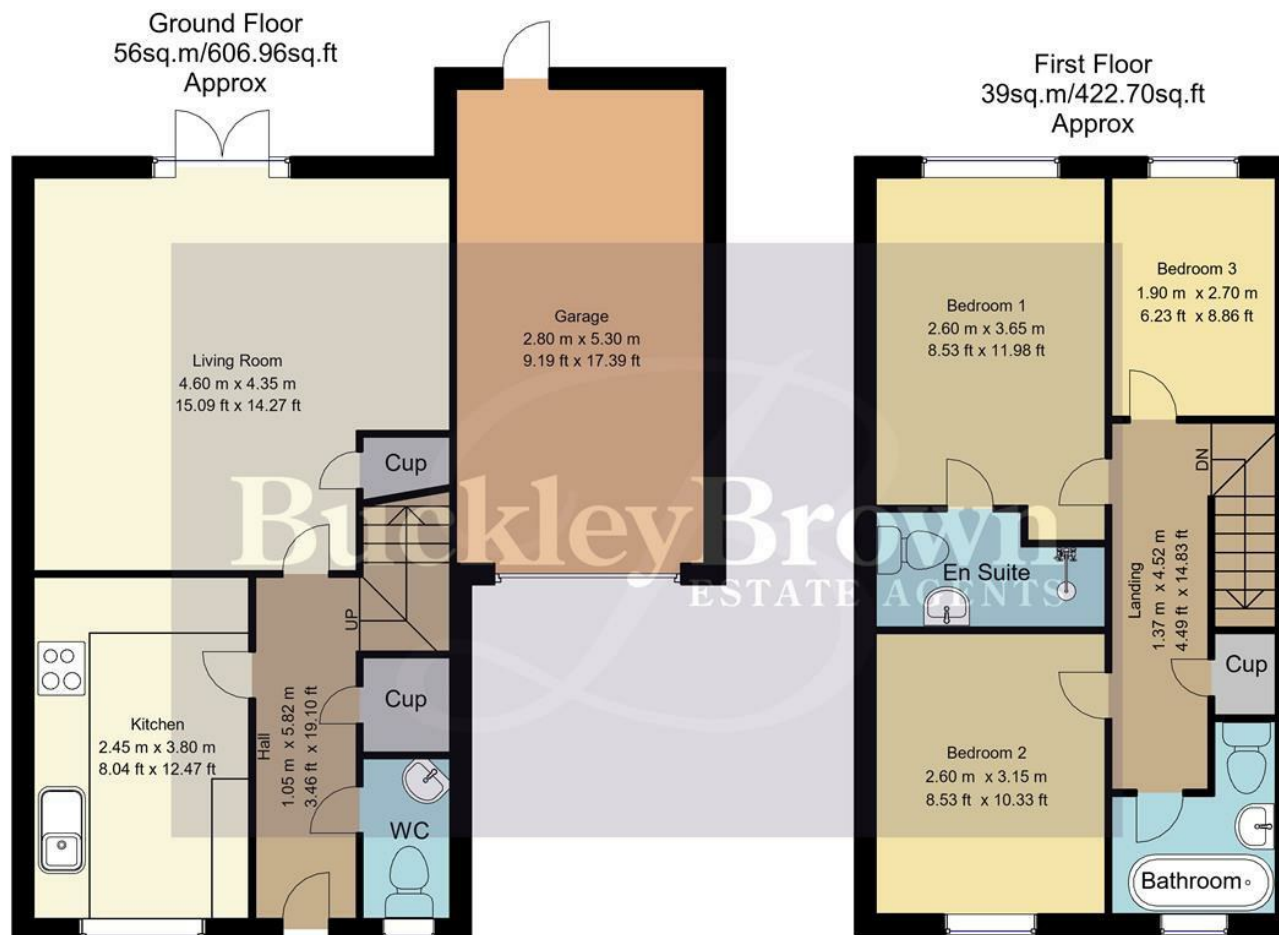
LIFE IN ARNOLD

Arnold is a popular and well-established town located just north-east of Nottingham, offering a fantastic balance of convenience, community and countryside.

The town provides a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities and excellent local schools, making it a highly desirable location for families, professionals and those looking to enjoy a well-connected lifestyle. With regular transport links into Nottingham city centre and easy access to surrounding areas, Arnold is perfectly placed for both work and leisure.

For those who enjoy the outdoors, Arnold benefits from an abundance of green spaces and scenic surroundings, including nearby parks, walking routes and open countryside. The area is home to popular recreational facilities such as Arnold Leisure Centre and is within easy reach of attractions including Dorket Head Nature Reserve and the wider Nottinghamshire countryside. Combining a strong sense of community with excellent amenities and a convenient location, Arnold continues to be a sought-after place to call home.





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.

Key Features

Neutral decor throughout

Well cared for, ready for its next owners

Contemporary kitchen

Open living/dining area with french doors to the garden

Private parking and garage

Size approximately 1028 sq.ft

EPC Rating C

Council Tax Band C

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