

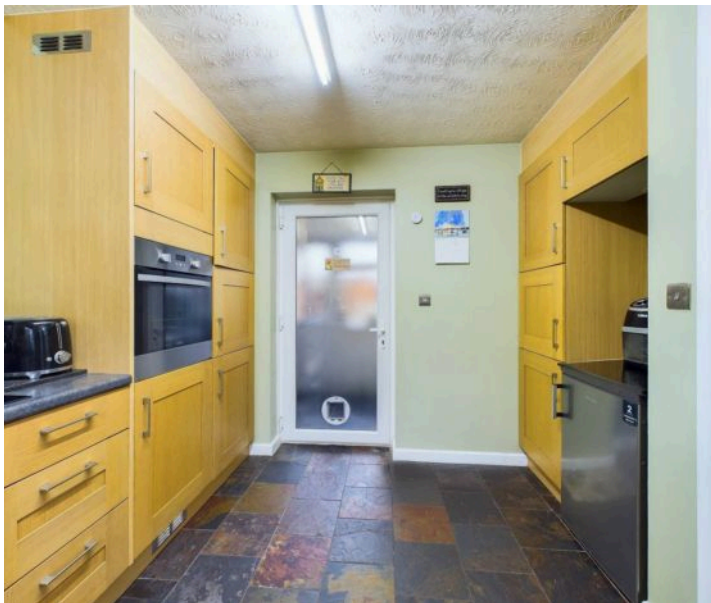
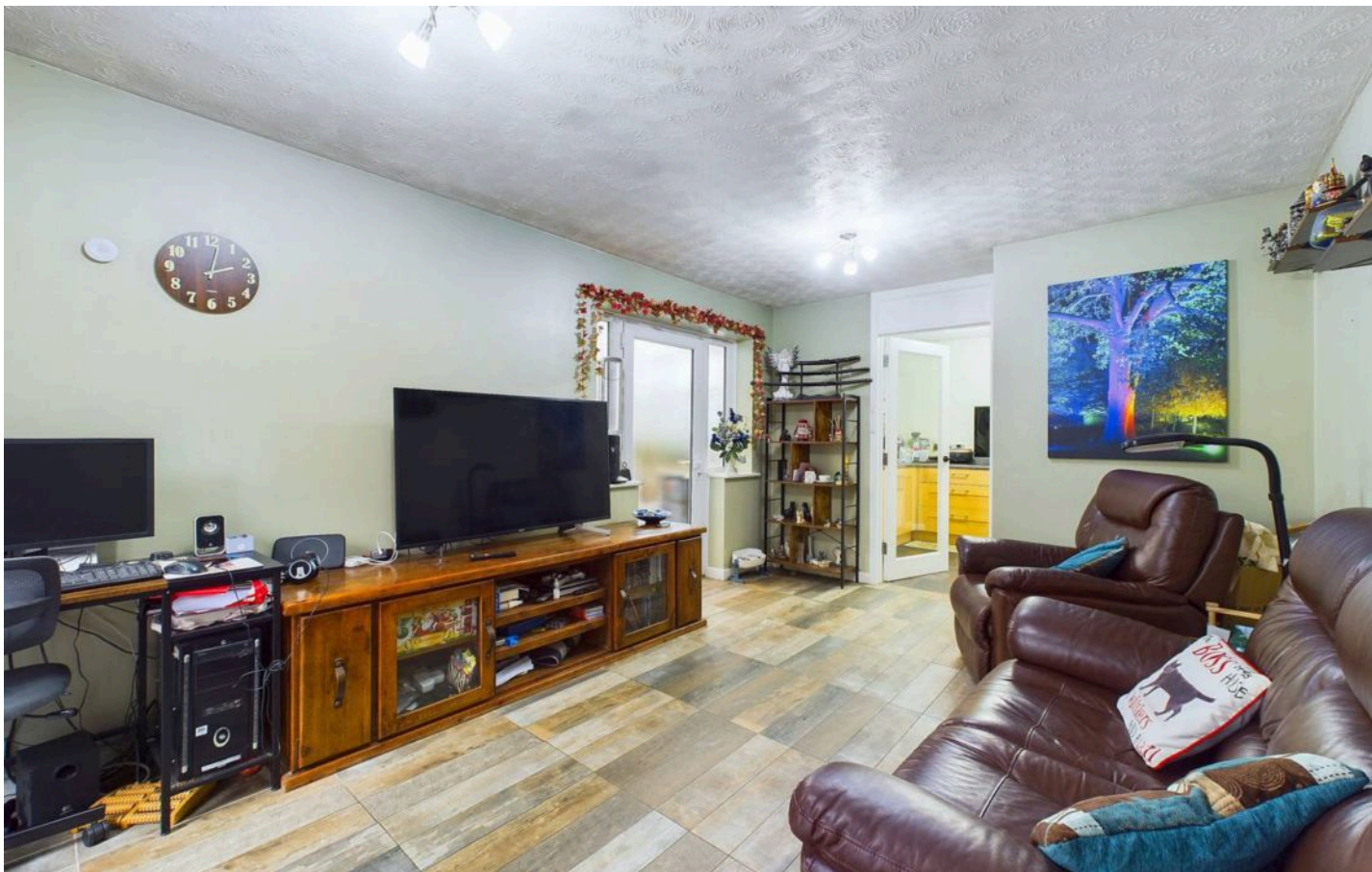


## 14 Len Maynard Court, Nottingham - NG3 2ND

Guide Price £220,000

DavidJames  
the estate agent





## 14 Len Maynard Court

Nottingham, Nottingham

Deceptive end-terrace bungalow offering well-presented single-storey living with a lounge, conservatory, modern kitchen, utility room, 2 double bedrooms, a modern shower room and parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

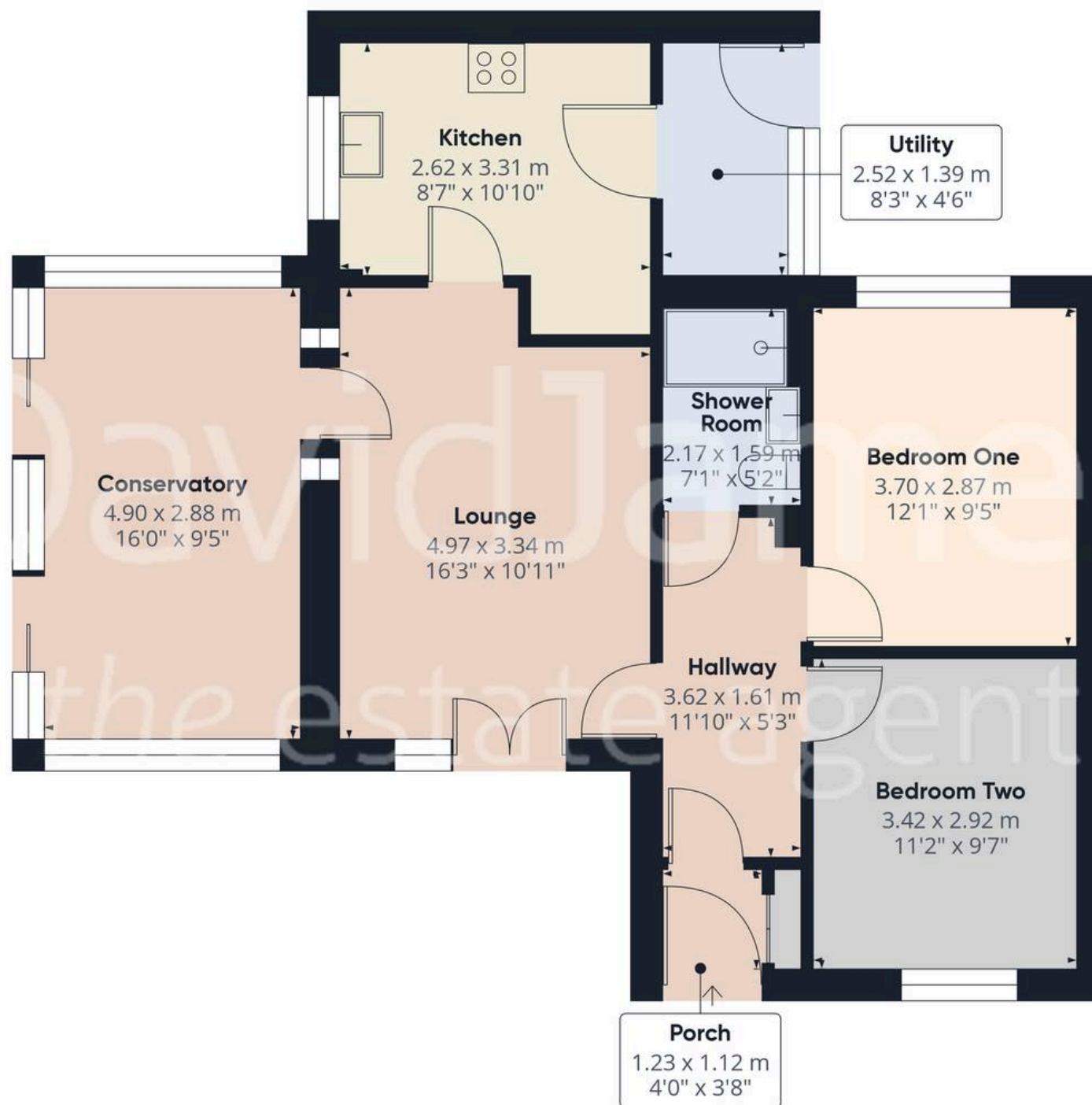
- Well-presented and deceptive bungalow
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of Carlton's amenities, the nearby Nottingham City Centre and frequent transport links
- Spacious lounge with French doors to the garden
- Versatile conservatory with garden views and two sets of sliding doors
- Modern fitted kitchen with integrated cooking appliances and an adjoining utility room
- Superb modern shower room with a three-piece white suite
- Generous lawned rear garden with a feature patio seating area
- Allocated parking space on Len Maynard Court
- Viewing highly recommended!











Approximate total area<sup>(1)</sup>

76.09 m<sup>2</sup>

819.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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