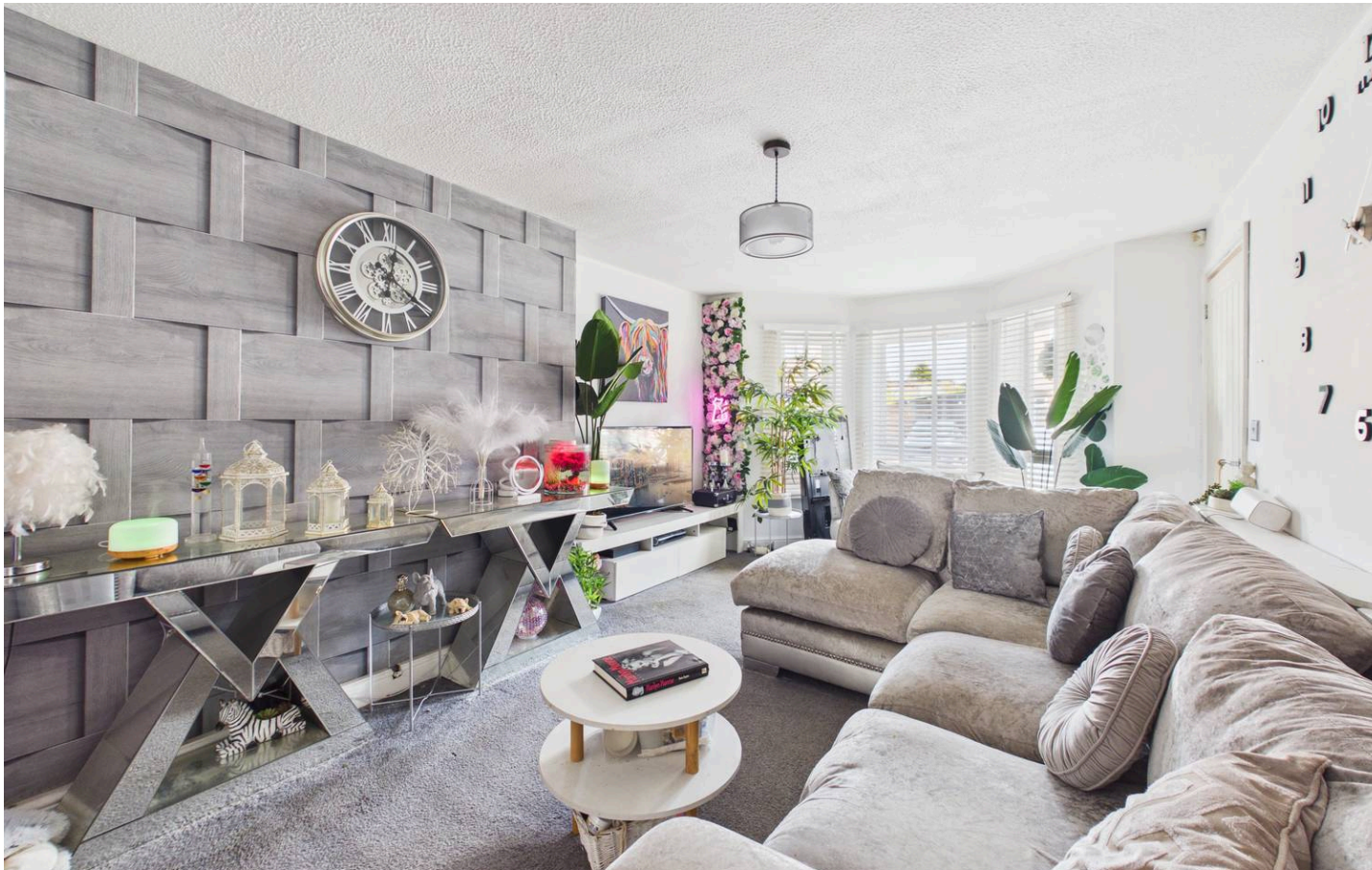




## 37 Lauriston Drive, Nottingham - NG6 0DR

Guide Price £210,000 - £220,000



## 37 Lauriston Drive

Nottingham, Nottingham

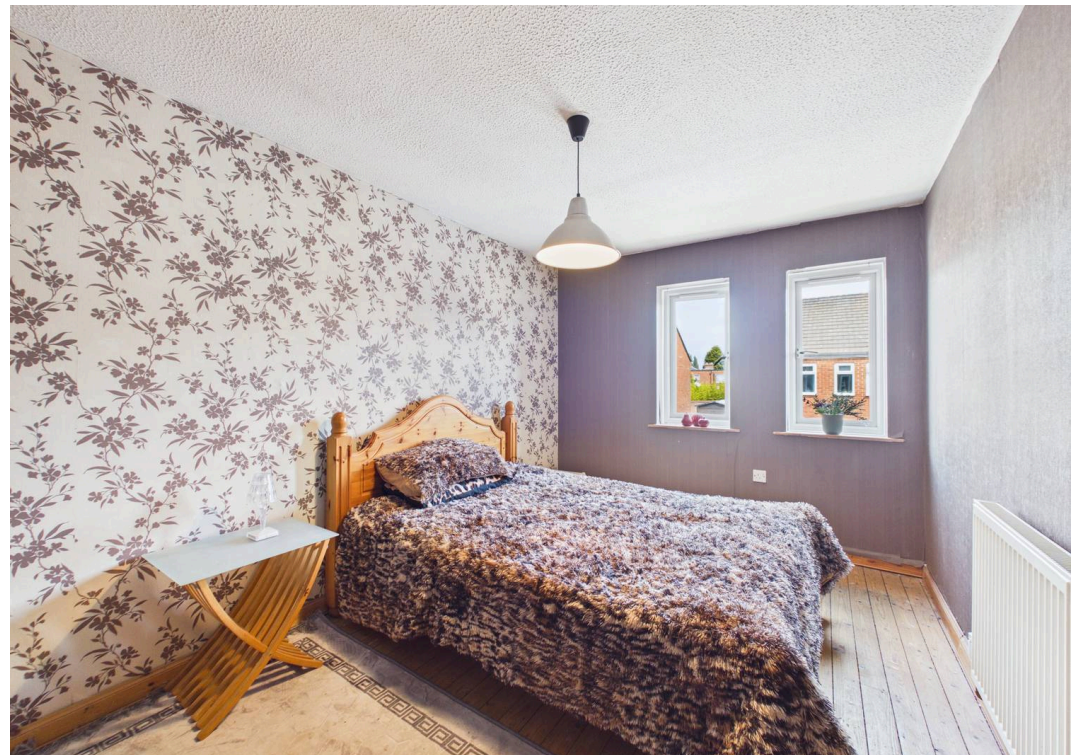
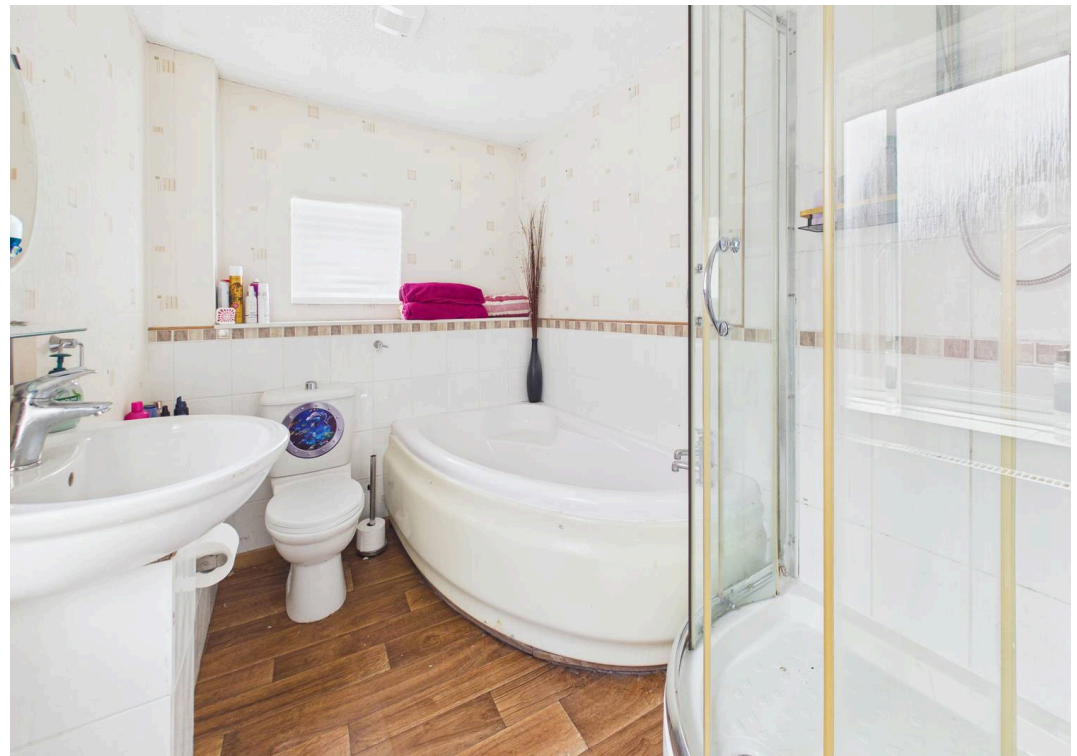
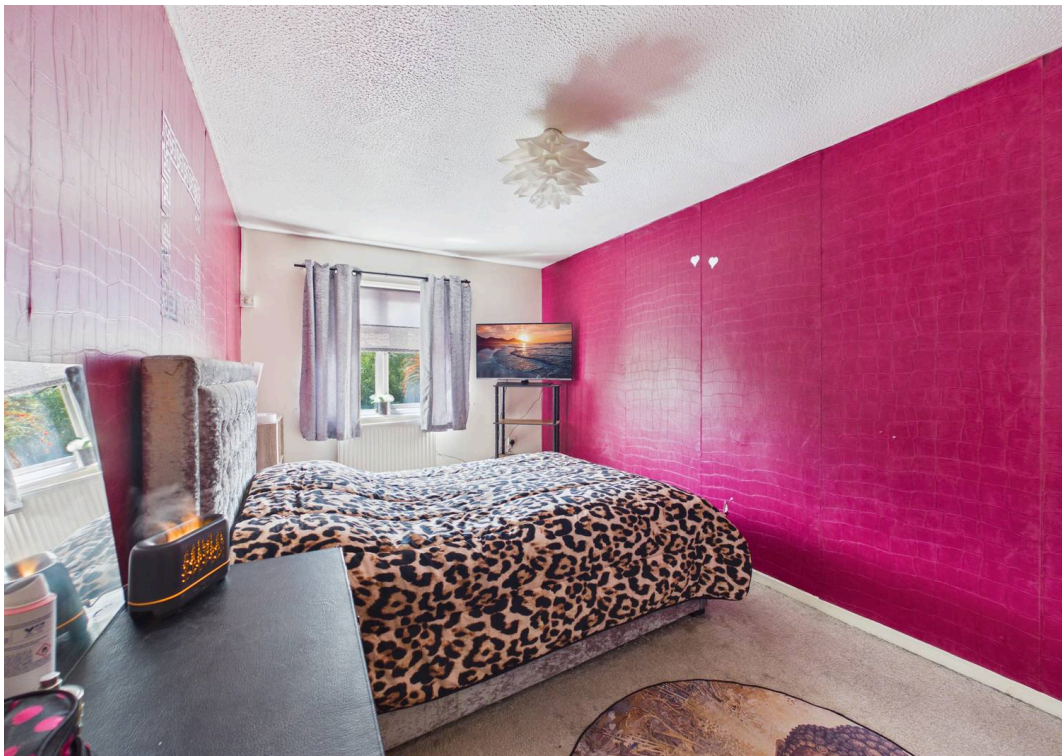
GUIDE PRICE £210,000-£220,000 Semi-detached home close to local amenities and excellent transport links! 3 beds, lounge, dining kitchen and a four-piece bathroom alongside a southerly-facing garden!

Council Tax band: B

Tenure: Freehold

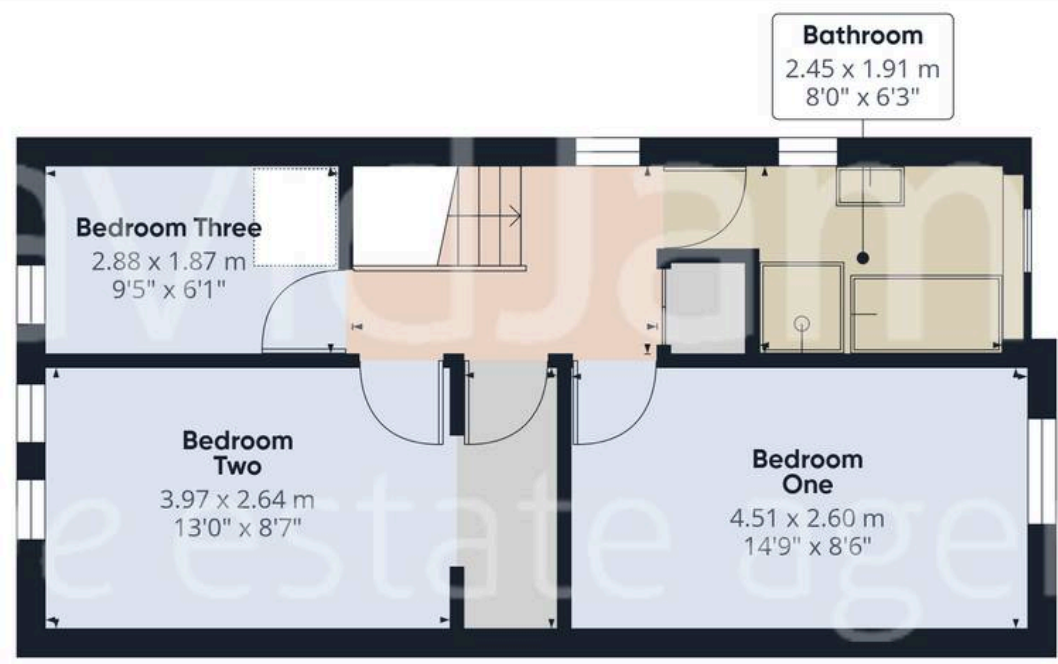
- Semi-detached home on a no-through road
- Ideal opportunity for families, first-time buyers or city-commuters
- Excellent transport links including nearby tram and bus services
- Good-sized and neutrally-decorated lounge with a feature large bay window
- Spacious kitchen with integrated cooking appliances and space for dining
- Three first-floor bedrooms (front double bedroom with walk-in wardrobe)
- Four-piece first floor family bathroom and an additional ground floor WC for convenience
- Worcester boiler (installed 2025) and council-owned solar panels contribute towards lower running costs
- Southerly-facing and enclosed garden offering a generous private outdoor space
- Option for off-street parking to the front







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
79.4 m<sup>2</sup>  
856 ft<sup>2</sup>

**Reduced headroom**  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.