



## 2 Lewis Way Killarney Park, Nottingham – NG6 8LN

Guide Price £90,000

DavidJames  
the estate agent



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Nottingham

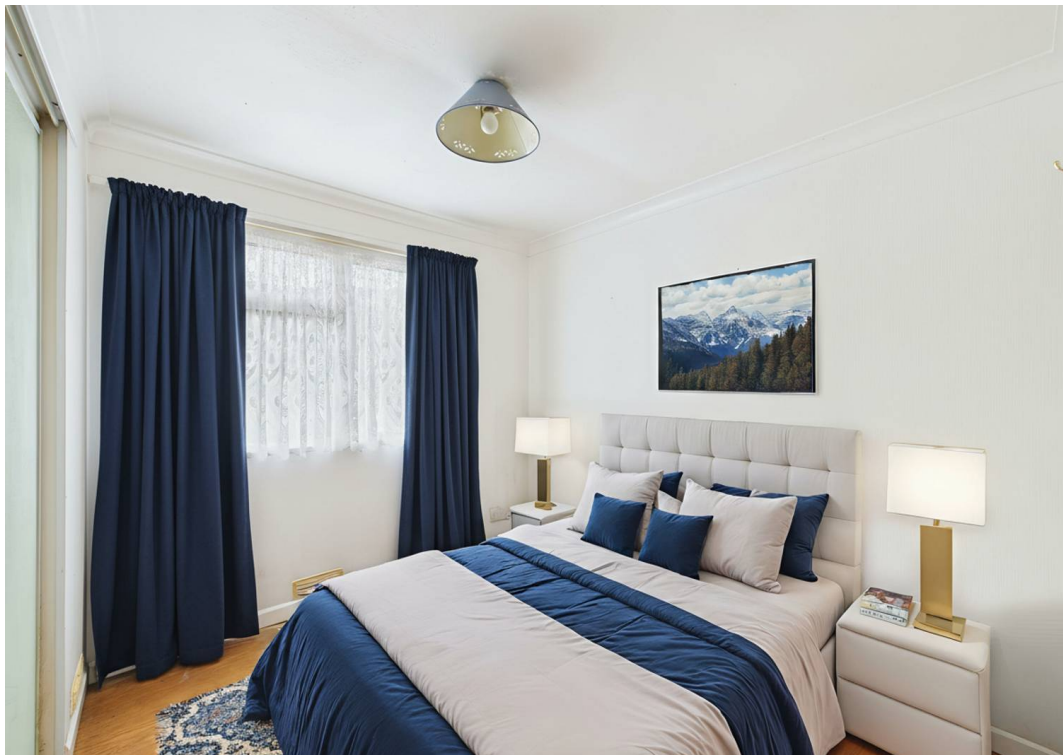
Peaceful park home with stunning views, bright and spacious lounge with French doors, dining kitchen alongside two beds and driveway. Chain free and full of potential!

Council Tax band: A

Tenure: Non-Traditional Tenure

- Park home with breathtaking far-reaching views
- Set within the peaceful Sandy Oaks development (formerly known as Killarney Park)
- Exclusively available to the over 45's
- Chain free home perfect for those seeking single storey living
- Offering excellent potential for modernisation and personalisation
- Good-sized lounge with feature French doors and spectacular views beyond
- Spacious dining kitchen with fitted kitchen and delightful bay window
- Two double bedrooms both featuring sliding door wardrobes
- Three-piece shower room fitted with a walk-in shower enclosure
- Low maintenance wrap-around gardens with rear patio





**Shower Room**

2.02 x 1.67 m  
6'7" x 5'5"

**Dining Kitchen**

2.56 x 5.24 m  
8'4" x 17'2"

**Wardrobes**

**Bedroom Two**

2.26 x 2.53 m  
7'4" x 8'3"

**Inner Hallway**

1.67 x 0.79 m  
5'5" x 2'7"

**Bedroom One**

2.27 x 3.33 m  
7'5" x 10'10"

**Wardrobes**

**Entrance Hallway**

2.87 x 0.89 m  
9'5" x 2'11"

**Lounge**

3.26 x 5.25 m  
10'8" x 17'2"

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

54.8 m<sup>2</sup>  
589 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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