



**261 Oxclose Lane, Nottingham,  
Nottinghamshire NG5 6FB**

**£750 pcm**

Tel: 0115 9680268



- Spacious Lounge
- Two Bedroom Family Home
- EPC APPLIED FOR
- Front and Rear Garden
- Garage

Entrance Lobby

Stairs to the first floor accommodation, laminate flooring

Kitchen

12'2 x 8'9 (3.71m x 2.67) UPVC double glazed window to the front, fitted with base and eye level units with rolled edge work surfaces over, sink unit, tiled splashbacks, integrated electric oven and hob, with extractor. Storage cupboard.

Lounge

13'10 x 11'10 (4.22m x 3.61m) Double glazed patio doors to the rear.

Landing

Loft access

Bedroom 1

12' x 10'5 (3.66m x 3.18m) UPVC double glazed window to the rear, radiator.

Bedroom 2

11'11 reducing to 8'10 x 9'1 (3.61 reducing to 2.69m x 2.77m) UPVC double glazed window to front, radiator, built in storage cupboard, TV point.

Bathroom

Fitted with a 3 piece suite comprising of low level flush WC, pedestal wash hand basin, and panelled bath with shower over, tiled splashbacks, radiator

Outside

To the front of the property is a lawned area with plants and shrubs enclosed by fencing, access down the side the side of the property via a gate. The rear garden has paved patio area, lawned area, enclosed by fencing. At the end of the garden is a gate leading to the Garage with up and over door, power and light. (accessed via Home Close)

Freshly Decorated and New Carpets Fitted

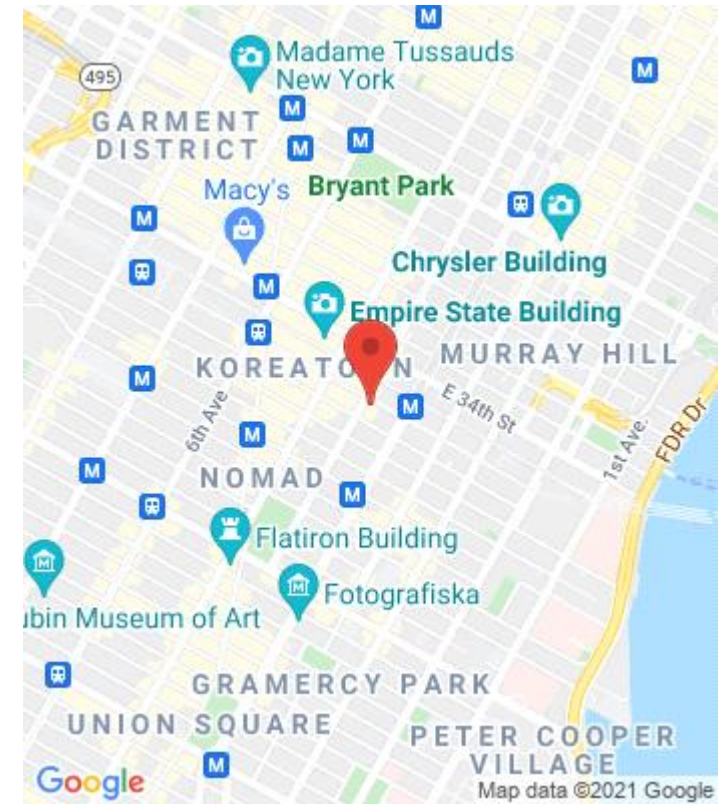
No pets











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