

**Rex Gooding**



**8 Lamorna Grove, Nottingham, NG11 7BS**

**Guide Price: £389,950**

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If you are looking for a modern detached family home that combines practical everyday living with versatile space, off-street parking and a garage, this three-bedroom property delivers on all counts. Arranged across a well-balanced layout, the home offers two reception rooms and a generous extended kitchen diner that flows seamlessly out to the rear garden, making it an ideal choice for families at any stage.

The ground floor is centred around a welcoming hallway, from which the main living areas radiate with a natural sense of flow. At the front of the property, a bay-fronted living room draws in generous amounts of natural light, creating a bright and comfortable main reception space that works equally well for relaxed evenings and busy family days. A second sitting room occupies the heart of the home, offering the kind of flexibility that growing families value most — whether pressed into service as a cosy snug, a playroom for younger children, or a quiet retreat away from the main living areas.

Towards the rear, the extended kitchen diner establishes itself as the true hub of the house. Thoughtfully proportioned, the room provides ample space for cooking and casual dining alike, with units arranged to make the most of the available floor space and plenty of room for a generous table and seating area. Glazed doors open directly onto the rear garden, blurring the boundary between inside and out and making the space just as suited to weekend entertaining as it is to the rhythm of daily life. A ground floor WC sits discreetly off the hallway, and internal access connects through to the garage, adding a layer of everyday practicality that is easy to take for granted until you have it.

Upstairs, the landing provides access to all three bedrooms and the family bathroom in a neat, well-considered arrangement. The principal









