

**1145 NOTTINGHAM LANE**  
HOFFMAN ESTATES





#### ROOM DIMENSIONS

LIVING ROOM : 13' × 12'  
DINING ROOM : 11' × 12'  
KITCHEN : 9' × 11'  
BREAKFAST NOOK : 9' × 13'  
FAMILY ROOM : 11' × 13'  
FOYER : 11' × 5'  
MUD ROOM : 4' × 9'  
PRIMARY BEDROOM : 13' × 15'  
BEDROOM 2 : 10' × 10'  
BEDROOM 3 : 10' × 10'  
LAUNDRY ROOM : 6' × 11'  
STORAGE : 4' × 5'

Ideal location for this spacious ranch in Hoffman Estates! 3 Bedrooms, 2 Full Bathrooms and 2 Car Garage are some of the quick highlights.

Great curb appeal with the newly painted exterior in 2023 and new garage doors also in 2023! Large foyer opens to expansive living/dining room combo making for perfect entertaining! Kitchen has been perfectly updated with granite countertops, solid wood cabinetry including pantry cabinet and lighted glass uppers. Hardwood floors from kitchen flow into the large family room fit for a crowd, centered with wood-burning, gas start fireplace, and leads to your screened in porch and beautiful backyard.

Primary bedroom enjoys 2 closets that have Container Store Organizers and private full bathroom. Bedrooms 2 & 3 also offer a nice sized space and generous closets. Laundry room & Utilities are situated from garage into home and allows for great storage!

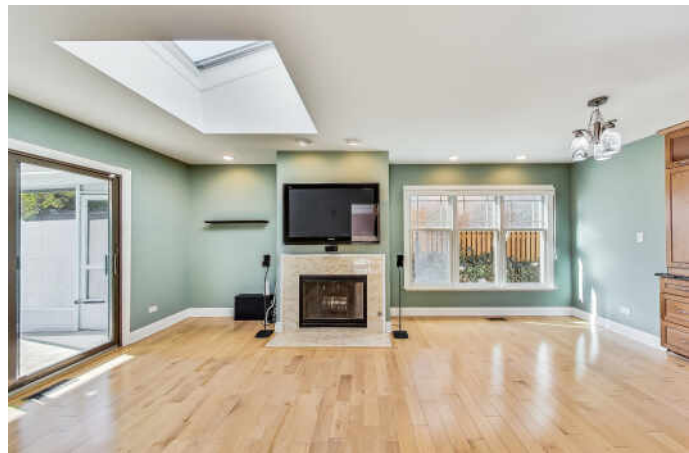
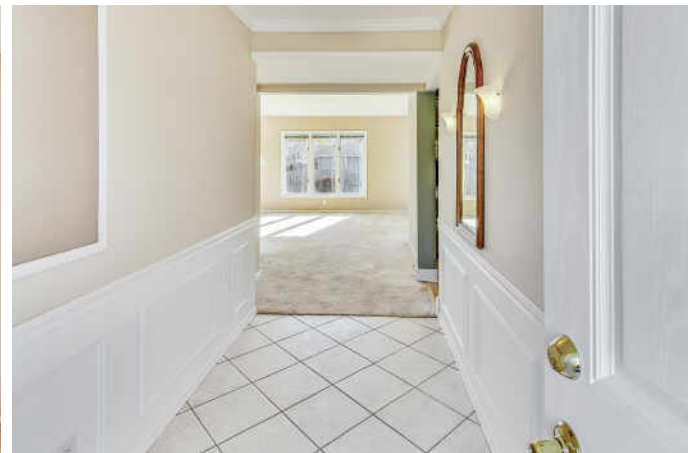
The 2 car garage has pull down attic with finished floors making for easy storage of your seasonal items! Our clients are original homeowners and have loved and cared for this home, maintaining it perfectly, and it shows!



3 BEDROOM

2 FULL BATH

TAXES: \$7,080.94 (2022, 2 EXEMPTIONS)







TREE-LINED STREETS, ABUNDANT GREEN SPACE, AND AMPLE RECREATIONAL ACTIVITIES CHARACTERIZE THE VILLAGE OF **HOFFMAN ESTATES.**

The community offers easy access to nearby nature attractions such as the Spring Valley Nature Center & Heritage Farm in Schaumburg and the Deer Grove Forest Preserve in Palatine. Meanwhile, Bridges of Poplar Creek Country Club features an 18-hole golf course with over 6,000 yards of fairways and greens. Golf aficionados also take to the Hilldale Golf Club and Highland Woods Golf Course.

The village is most notably home to the Now Arena, providing sports, musical, and theatrical entertainment throughout the year. Residents also enjoy trying different cuisines at Hoffman Estates’ many restaurants.

In the summertime, locals and visitors gather at the Seascape Family Aquatic Center, where they can swim, dig in the sand, and go down any of the four water slides. Other recreational facilities include the Triphahn Community Center & Ice Arena, Willow Recreation Center, and the Club at Prairie Stone.

Hoffman Estates is located along I-90 and has access to major regional roadways such as Illinois Routes 58, 59, 62, and 72. Commuters are also served by two Metra rail lines, the Union Pacific Northwest Line and the Milwaukee District West Line.





## CAROLINE STARR

(847) 890-8892

[WWW.CSTARRTEAM.COM](http://WWW.CSTARRTEAM.COM)

[CAROLINE@CSTARRTEAM.COM](mailto:CAROLINE@CSTARRTEAM.COM)



All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

