

Low-Maintenance Townhome with Main-Level Living in Nottingham



\$425,000 | OPEN HOUSE
9/13, 11-1

12212 Grant Lane, Overland Park, KS 66213



Brooke Graessle, REALTOR
Regional Director Compass Military
Division

(803) 394-1515 (Call - Text)
brooke@brookegraessle.com
<http://BrookeGraessle.com>

Compass Realty Group
900 W 48th Place
Suite 120
Kansas City, MO 64112
(816) 280-2773

- » Beds: 3 | Baths: 3 Full
- » MLS #: 2571463
- » Townhouse | 2,404 ft² | Lot: 3,775 ft²
- » Fully Remodeled Kitchen in 2024
- » High and Cathedral Ceilings
- » More Info: Grant.IsForSale.com

Remarks

Welcome to Hampton Court in Nottingham! Are you looking to downsize, enjoy main-level living, and embrace maintenance-provided ease? You've found it in this well-loved and cared-for home, offering both modern updates and timeless comfort.

Tucked away on a quiet cul-de-sac, this beautifully maintained reverse 1.5-story townhome with 3 bedrooms and 3 full baths offers the perfect balance of comfort, convenience, and style. Step inside to a light-filled, open floorplan with soaring ceilings and gorgeous hardwood floors that flow seamlessly through the main-level living areas. The spacious great room features a dramatic ceiling height and a cozy gas log fireplace, creating the perfect setting for relaxing or entertaining.

The kitchen was fully remodeled in 2024, boasting new soft-close cabinetry, pull-out pantry drawers, and all-new stainless steel appliances—all of which stay with the home. A dining area just off the kitchen with a cathedral ceiling makes gatherings effortless, while a brand-new Trek deck provides a fresh outdoor retreat.

