



Leamington Drive,  
Beeston, Nottingham  
NG9 5LN

**£280,000 Freehold**



A good quality three-bedroom semi-detached house.

Tucked away in a peaceful and established residential location, this three-bedroom home offers ready to move into accommodation, yet also displays potential for upgrading, re-modelling and potentially extending, subject to the necessary consents.

In brief the internal accommodation comprises entrance hall, kitchen diner and sitting room. Rising to the first floor are three bedrooms and bathroom.

Outside the property occupies a generous plot with primarily lawned gardens to the front and rear, stocked beds and borders and a drive providing ample car standing with the garage beyond.

Available to the market with the benefit of chain free vacant possession and being well placed for a wide range of local amenities, this property will appeal to a variety of potential purchaser.



## Hallway

Composite double glazed entrance door, radiator, stairs to the first floor landing.

## Sitting Room

15'10" x 10'11" approx (4.85m x 3.33m approx)

Two UPVC double glazed windows, radiator, fuel effect gas fire with a granite style hearth and surround.

## Kitchen Diner

15'10" x 10'10" approx (4.84m x 3.32m approx)

Fitted wall and base units, work surfacing with tiled splashback, 1½ bowl sink with mixer tap, Diplomat gas cooker, plumbing for a washing machine, UPVC double glazed window and patio door to the rear garden, radiator and useful understairs cupboard.

## First Floor Landing

With loft hatch.

## Bedroom 1

10'11" to 12'6" x 8'5" plus door recess (3.35m to 3.83 x 2.57m plus door recess)

UPVC double glazed window and radiator.

## Bedroom 2

11'0" to 12'10" x 8'5" plus door recess (3.37m to 3.92m x 2.57m plus door recess)

UPVC double glazed window and radiator.

## Bedroom 3

7'11" x 7'2" approx (2.42m x 2.19m approx)

UPVC double glazed window and radiator.

## Bathroom

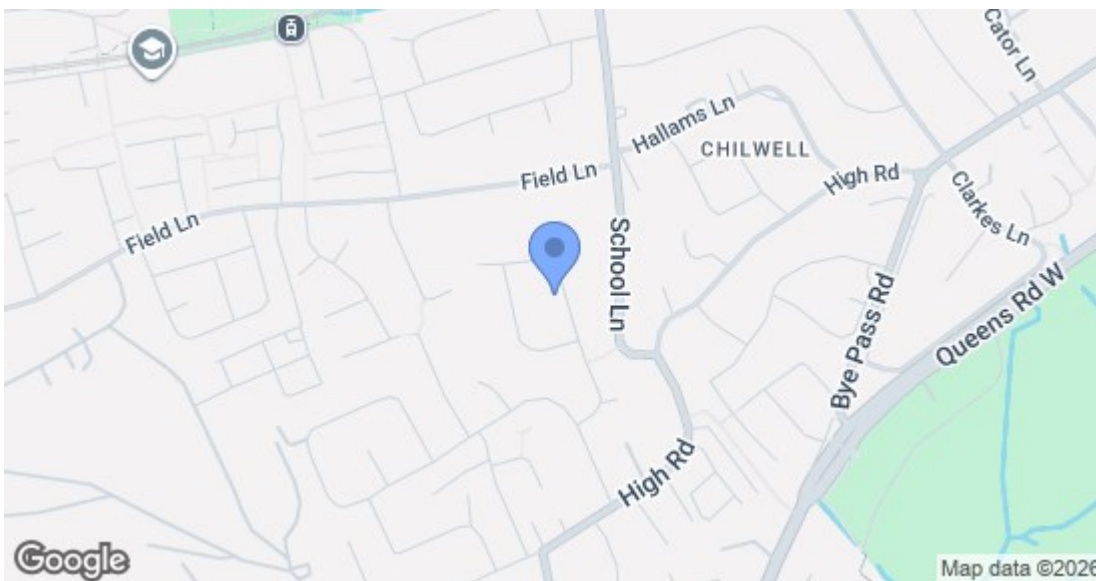
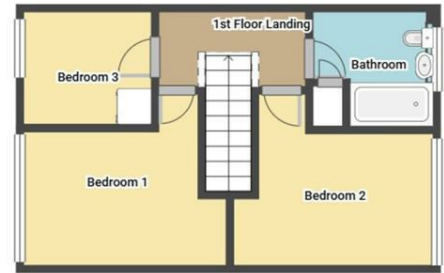
With fitments in white comprising w.c., pedestal wash hand basin, bath with mains control shower over, part tiled walls, radiator, UPVC double glazed window, airing cupboard housing the Baxi boiler and hot water cylinder with slatted shelves above.

## Outside

To the front of the property there is a primarily lawned garden with stocked beds and borders with shrubs and trees and a resin style drive providing ample car standing with the garage beyond. Gated access leads to the rear of

the property where there is a resin style patio, lawn, well stocked beds and borders with mature shrubs and trees and a timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.