



Leafe Close,  
Chilwell, Nottingham  
NG9 6NR

**£245,000 Freehold**



An attractive three-bedroom semi-detached house in a sought-after residential location.

Available to the market with the benefit of chain free vacant possession, this clean and tidy property is considered ideal for a first time buyer, or family purchaser, though will appeal to a variety of potential buyers.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen diner, then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has primarily lawned gardens to both and rear, and a drive providing car standing with the brick and tiled garage beyond.

Tucked away in an enviable location within a popular estate, convenient for local shops, schools, parks, excellent transport links and a range of other facilities.



A canopy porch shelters the panelled wooden entrance door.

#### Hallway

Radiator and stairs rising to the first floor.

#### Sitting Room

13'0" x 11'10" (3.97m x 3.61m )

UPVC double glazed window to the front, radiator, fuel effect gas fire with an Adam style surround and granite style hearth.

#### Kitchen Diner

15'1" x 8'1" (4.60m x 2.47m )

Fitted wall, base and drawer units, work surfaces with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with extractor above, and electric oven below, plumbing for a washing machine, wall-mounted Baxi boiler, tiled flooring, radiator, UPVC double glazed window, and useful under stairs cupboard.

#### First Floor Landing

With loft hatch, UPVC double glazed window.

#### Bedroom One

11'3" x 8'6" (3.43m x 2.61m )

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Two

10'0" x 7'11" (3.06m x 2.42m )

UPVC double glazed window and radiator.

#### Bedroom Three

6'10" x 9'2" (2.10m x 2.8m )

UPVC double glazed window, and radiator.

#### Bathroom

With fitments in white comprising: WC, pedestal wash-hand basin, bath with Triton shower over, part tiled walls, radiator, extractor, UPVC double glazed window, shaver point and airing cupboard housing the hot water cylinder.

#### Outside

To the front the property has a primarily lawned garden with shrubs, and gated access leading to the rear. There is

also a drive to the front of the property with the brick and tile garage beyond. To the rear the property has an enclosed garden with a patio, lawn, outside tap, trees and shrubs.

#### Garage

17'7" x 8'5" (5.37m x 2.59m )

Up and over door to the front.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

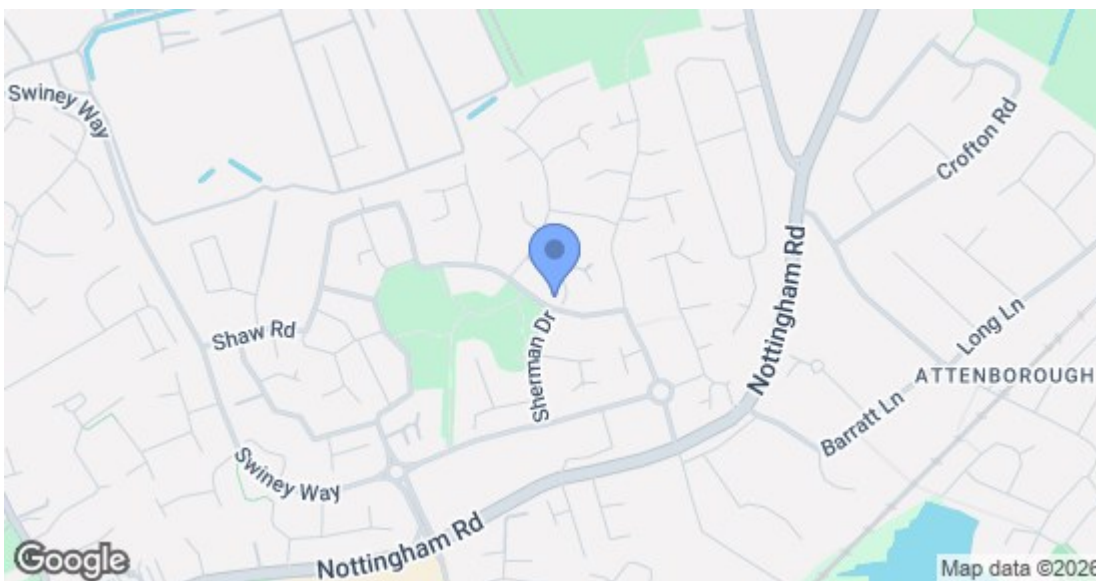
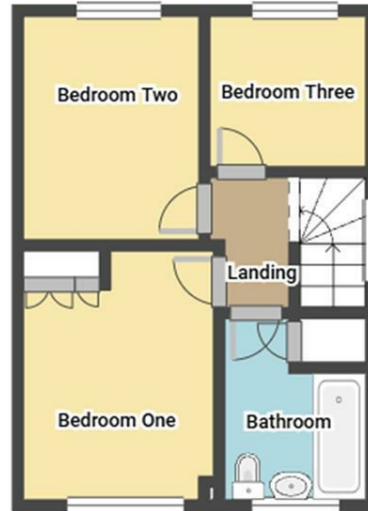
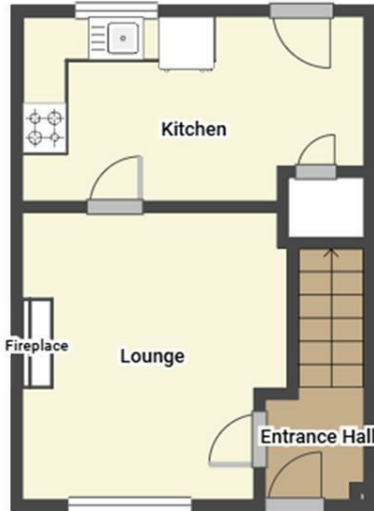
Does the property have spray foam in the loft?: Unknown

Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(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	

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