Robert Ellis

look no further...

Leamington Drive,
Beeston, Nottingham
NG9 5LN

£350,000 Freehold

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An Extended and Well Presented Three Bedroom Linked-Detached House with a Garage.

Situated in this sought-after and convenient quiet and peaceful cul-de-sac location, within easy reach of a variety of local shops and amenities including, schools, transport links, Beeston town centre, Chilwell retail park and Attenborough nature reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief in the internal accommodation comprises; entrance hall, lounge, extended dining room and kitchen to the ground floor, rising to the first floor landing you will find two good sized double bedrooms, a further single bedroom and a family bathroom.

To the front of the property you will find a lawned garden and a driveway with ample car standing and gated side access leading to the private enclosed rear garden which includes a patio area over looking the raised lawn beyond, a range of stocked beds and borders, mature shrubs, useful storage shed and fence boundaries.

Having been upgraded and well looked after by the current vendors this beautiful property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, cavity wall insulation, a light and airy versatile living space and no upward chain.

Entrance Hall
Composite entrance door with flanking window, stairs to the first floor, radiator and doors to the dining room and lounge.

Lounge
15'10" x 11'1" (4.85m x 3.38m)
A carpeted lounge with a gas fire with Adams style mantle, two UPVC windows to the front and radiator.

Dining Room
18'10" x 8'5" (5.76m x 2.58m)
An extended carpeted room with radiator, double glazed sliding patio doors to the rear and doors leading to the garage and kitchen.

Kitchen
18'11" x 7'0" (5.77m x 2.14m)
Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, tiled flooring and splashbacks, integrated fridge and dishwasher, space and plumbing for washing machine and tumble dryer, radiator, UPVC double glazed window to rear, useful storage cupboard housing the Baxi combination boiler and UPVC double glazed door to side.

First Floor Landing
With loft hatch, stairs rising from the ground floor and doors leading into the three bedrooms and bathroom.

Bedroom One
11'1" x 8'7" (3.39m x 2.62m)
A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Two
11'2" x 8'2" (3.42m x 2.5m)
A carpeted double bedroom with built in wardrobes, UPVC window to the front and radiator.

Bedroom Three
8'2" x 7'5" (2.5m x 2.27m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, laminate flooring, tiled splash back, wall mounted heated towel rail, UPVC double glazed window to the rear, extractor fan and built in storage cupboard.

Garage
16'11" x 7'9" (5.17m x 2.37m)
With up and over garage door to the front, power and electricity.

Outside
To the front of the property you will find a lawned garden and a driveway with ample car standing and gated side access leading to the private enclosed rear garden which includes a patio area over looking the raised lawn beyond, a range of stocked beds and borders, mature shrubs, useful storage shed and fence boundaries.

Council Tax Band
Broxtowe Council Band C

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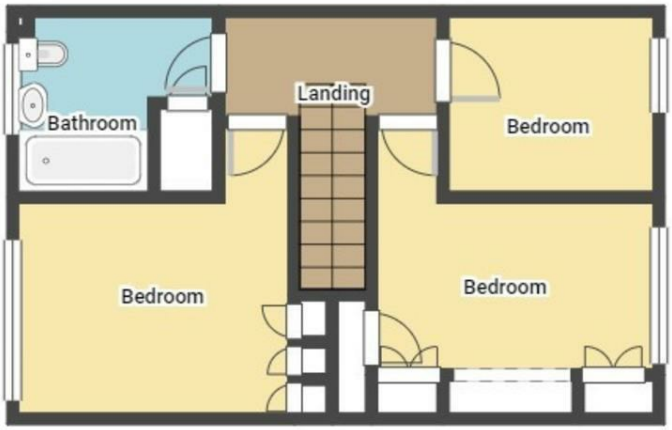
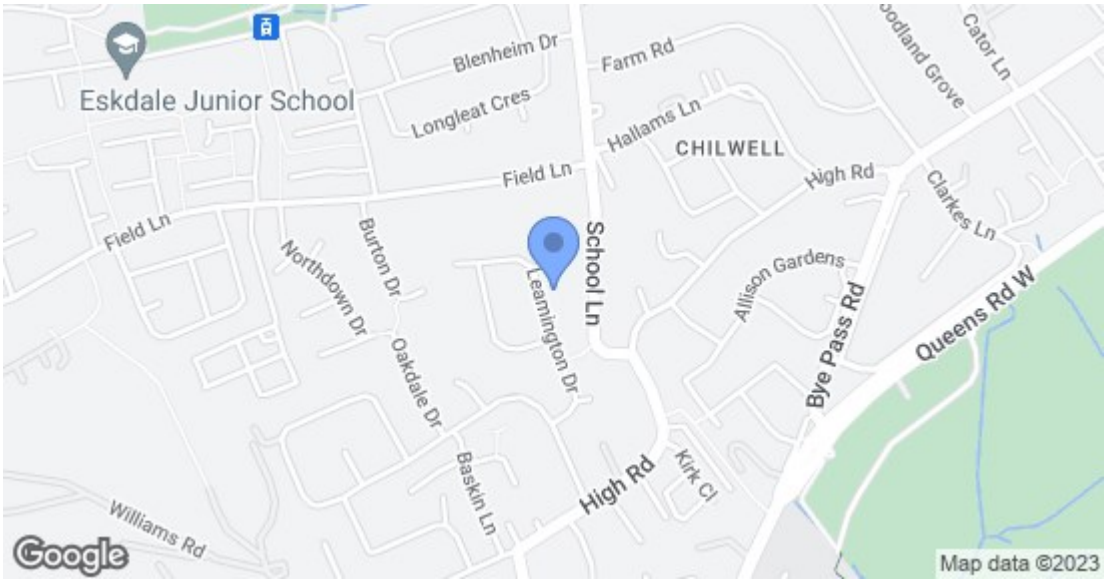
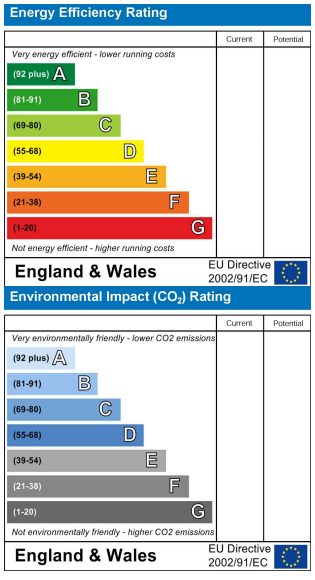
ESTATE AGENTS







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.

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