



Leslie Avenue,  
Beeston, Nottingham  
NG9 1HT

**£280,000 Freehold**



Located on Leslie Avenue, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The bathroom is conveniently located, providing essential amenities for everyday living.

In addition to its appealing interior, the property boasts parking, a valuable asset in this desirable area.

Leslie Avenue is known for its friendly community and convenient access to local amenities, making it an ideal location for those who appreciate both tranquility and accessibility. This house is a wonderful opportunity for anyone looking to establish their home in a vibrant neighbourhood. Don't miss the chance to make this charming property your own.



### Entrance Hall

With a composite entrance door with UPVC double glazed windows either side, tiled flooring, stairs to the first floor, radiator and door to the living room.

### Living Room

13'1" x 10'11" (4m x 3.33m )

A carpeted reception room with UPVC double glazed bay window to the front, log burner, radiator and door to the kitchen.

### Kitchen

12'1" x 10'5" (3.7m x 3.2m )

Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink with drainer and a mixer tap, integrated electric oven with ceramic hob, aluminium splashback and air filter over, space for a fridge freezer, plumbing for a dishwasher, spotlights, UPVC double glazed window to the side, laminate flooring, opening into lounge diner, and door to the utility room.

### Utility Room

Plumbing for a washing machine and tumble dryer, vinyl flooring and wall-mounted Worcester combination boiler.

### Lounge Diner

15'3" x 14'6" (4.65m x 4.43m )

With laminate flooring, four Velux windows, two radiators, UPVC double glazed sliding patio doors with flanking windows to the rear and door to the WC.

### Downstairs WC

Fitted with a WC, wash-hand basin inset to vanity unit, tiled splashbacks, laminate flooring, spotlights and extractor fan.

### First Floor Landing

With doors to the bathroom and two bedrooms.

### Bedroom One

13'1" x 10'11" (4m x 3.33m )

A carpeted double bedroom with walk-in wardrobe, UPVC double glazed window to the front and radiator.

### Bedroom Two

9'10" x 9'1" (3.01m x 2.78m )

A carpeted double bedroom with loft hatch UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three-piece suite comprising panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled walls, UPVC double glazed window to the rear and heated towel rail.

### Outside

To the front of the property you will find a tarmac driveway with space for two vehicles, and gated side access leading to the well maintained private and enclosed rear garden which backs onto the park and includes a paved patio overlooking a lawn and decking area beyond, stocked beds and borders, fence boundaries and a garden room/work shop to the rear.

### Garden Room/Work Shop

16'4" x 16'4" (5 x 5)

A versatile and useful garden room which is currently being used as a work shop, with light and power.

### Outbuilding

16'4" x 16'4" (5m x 5m)





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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.