Robert Ellis

look no further. . .

Leamington Drive
Beeston, Nottingham NG9 5LN

A spacious three bedroom link detached house with a driveway and garage.

£340,000 Freehold

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A spacious three bedroom link detached house with a driveway leading to a garage and an enclosed garden to the rear. This property is considered an ideal opportunity for a variety of purchasers including first time buyers or any family looking for their next home.

Situated in a popular and convenient location at the head of a quiet cul-de-sac just a short distance from local amenities including shops, schools, public houses and Attenborough Nature Reserve. The location of the property also provides easy access to transport links with a bus stop at the end of the road and is only a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living/dining room, kitchen and WC to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front of the property is a well maintained garden with a lawned space, stocked flowerbeds and mature shrubs with a paved driveway to the side leading to a garage (with power). To the rear is another nicely presented and enclosed garden with a paved seating area, lawn beyond, stocked borders and mature shrubs. There is a well built summer house (2.479 x 2.570) with versatile use, ideal for an office space.

An early internal viewing comes highly recommended.

Entrance Hallway
A double glazed door through to the entrance space with laminate flooring, radiator and access to under stairs storage.

Living/Dining Room
16'3" x 19'1" reducing to 9'10" (4.977 x 5.819 reducing to 2.999)
Carpeted room with radiator, gas fireplace and large a UPVC sliding door to the rear garden.

Kitchen
9'6" x 8'2" (2.907 x 2.510)
With a range of wall and base units with worksurfaces over, inset one and a half bowl sink with drainer. Integrated appliances to include double electric oven, gas hob, fridge and freezer. Space and fittings for freestanding washing machine. UPVC double glazed window to the front aspect.

WC
With WC and wash hand basin.

First Floor Landing
With access to the loft hatch, storage cupboard housing the boiler and water tank, and UPVC double glazed window to the side aspect.

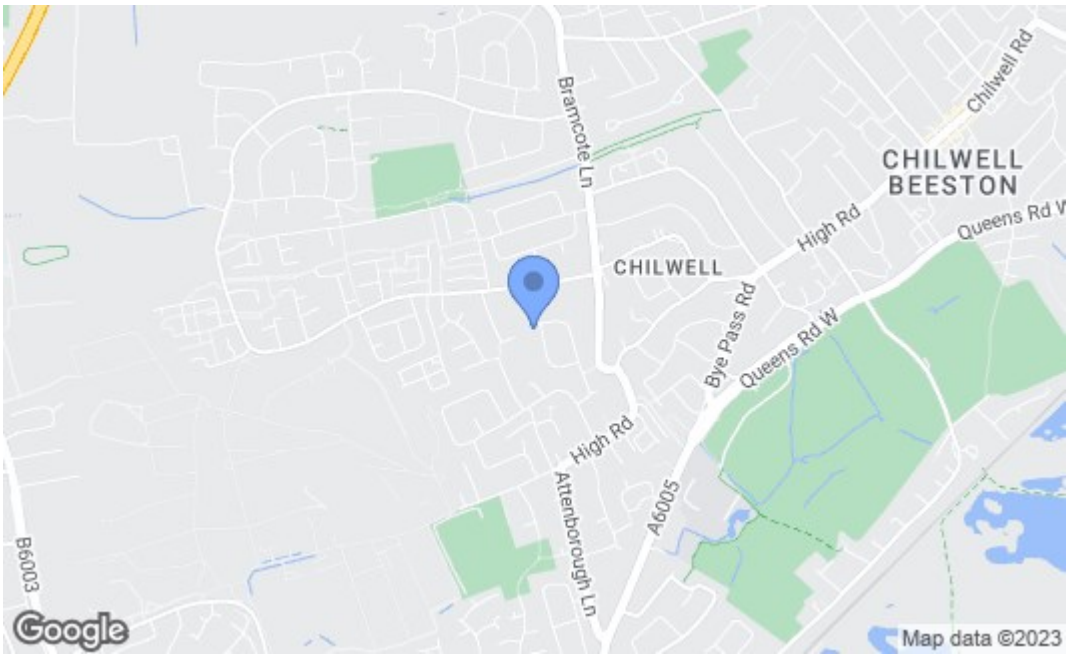
Bedroom One
9'6" x 12'4" (2.917 x 3.765)
Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

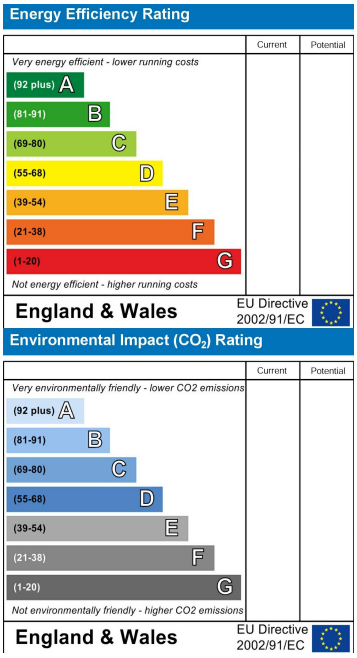
Bedroom Two
8'6" x 12'4" (2.591 x 3.782)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three
7'5" x 9'1" (2.269 x 2.783)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three piece suite comprising bath with electric power shower over with glass shower screen, wash hand basin and WC.

Outside
To the front of the property is a well maintained garden with a lawned space, stocked flowerbeds and mature shrubs with a paved driveway to the side leading to a garage (with power). To the rear is another nicely presented and enclosed garden with a paved seating area, lawn beyond, stocked borders and mature shrubs. There is a well built summer house (2.479 x 2.570) with versatile use, ideal for an office space.





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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