Robert Ellis

look no further...

Leamington Drive,
Chilwell, Nottingham
NG9 5LN

£285,000 Freehold

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An extended four bedroom semi-detached house displaying fabulous potential.

Requiring renovation though offering a excellent opportunity for the incoming purchaser to upgrade and remodel to their taste and requirements, this four double bedroom house is available to the market with chain free vacant possession and would suit a variety of potential purchaser but considered ideal for a family.

In brief the internal accommodation comprises; entrance hall, WC, kitchen diner, study, sitting room and dining room the ground floor, rising to the first floor is a bathroom and four double bedrooms.

Outside the property has a drive to the front providing car standing and primarily lawned gardens to front and rear with stocked borders and a useful workshop.

Tucked away in an established and desirable residential location, convenient for local schools, shops and excellent transport links.

Entrance Hallway
UPVC double glazed entrance door, radiator and stairs leading to the first floor landing.

WC
Fitted with a low level WC, wall mounted wash hand basin, radiator and UPVC double glazed window.

Kitchen Diner
16'4" x 11'6" (maximum overall measurements (4.98m x 3.53m (maximum overall measurements)
With a range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, a Leisure gas cooker with extractor above, plumbing for a dishwasher and washing machine, radiator, two UPVC double glazed windows and door to the exterior.

Study
16'1" x 7'2" (4.91m x 2.20m)
UPVC double glazed window, fuel effect gas fire with a granite style hearth and Adam-style mantle.

Sitting Room
13'11" x 11'10" (4.25m x 3.62m)
UPVC double glazed window to the front, fuel effect gas stove mounted on a granite style hearth with Adam-style mantle.

Dining Room
10'5" x 10'2" (3.2m x 3.1m)
UPVC double glazed patio doors to the rear garden and radiator.

First Floor Landing
With loft hatch and airing cupboard housing the Worcester boiler and fitted shelves.

Bedroom One
13'8" x 10'11" (4.19m x 3.34m)
UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Two
10'4" x 9'5" (plus door recess (3.16m x 2.88m (plus door recess)
UPVC double glazed window, radiator and mirror fronted wardrobe.

Bedroom Three
14'2" x 7'3" (4.33m x 2.23m)
UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Four
15'3" x 7'4" (4.66m x 2.24m)
Two UPVC double glazed windows two radiators and fitted wardrobes.

Bathroom
8'3" x 5'6" (2.54m x 1.69)
Fitted with a low level WC, wash hand basin, shower cubicle with Mira shower, panelled bath with part tiled walls, radiator, shaver point, wall mounted heated towel and UPVC double glazed window.

Outside
To the front, the property has a drive providing ample car standing and a primarily lawned garden with shrubs. Gated access leads alongside the to the rear. To the rear the property has an outside tap, patio seating area, primarily lawned garden with matures shrubs, a shed and a useful workshop with light and power.

Council Tax Band
Broxtowe Borough Council Band C

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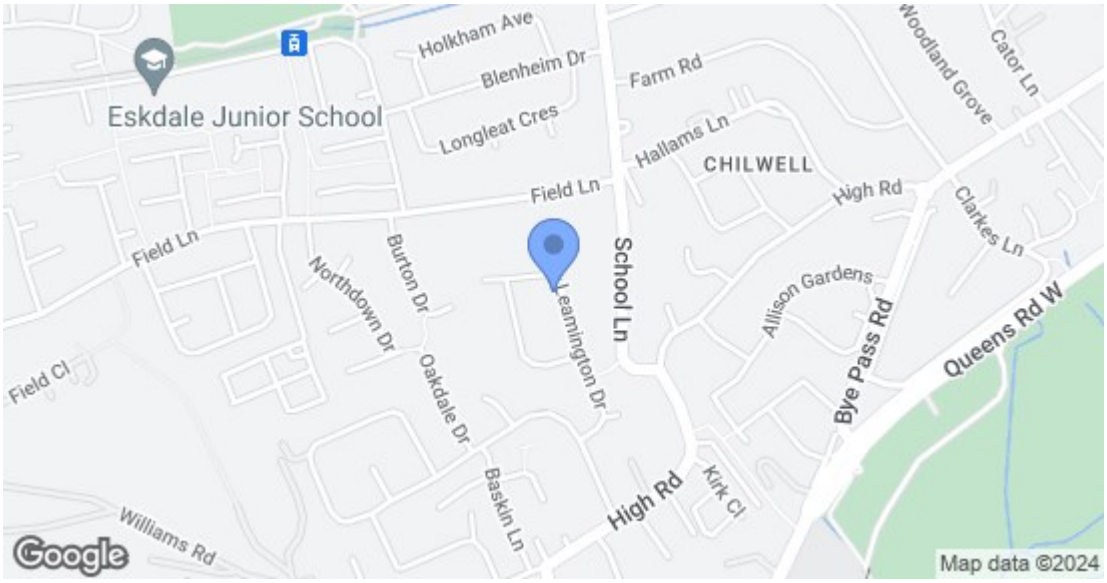

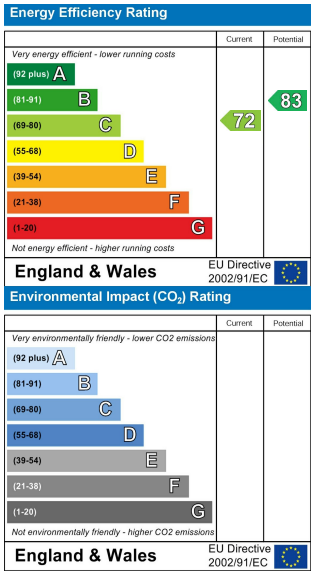

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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